

TAYLOR CREEK TWP-RIDGEMONT SD BM
RIDGEMONT SD/BMRT AMBULNCE

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-100006.0000
G19

AGR
2025

sale

Eff Rate:- 47.22 — 39.76 — 40.14 — 39.56 — a/r

2022 FRESHCORN MICHAEL A E	2021-04-30				
2023 FRESHCORN MICHAEL A E	2021-04-30				
2024 FRESHCORN MICHAEL A E	2021-04-30				
2025 FRESHCORN MICHAEL A ETA	2021-04-30	10024-10027-10293			
11397 CR 190	2WD	120.983A			
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	120.9830	120.9830	120.9830	120.9830	
Land100%	487710	534340	534340	534340	534340
Bldg100%	100140	126540	126540	126540	126540
Totl100%	587850t	660890t	660890t	660890t	660890t
Cauv100%	71510	173660	173660	173660	173650

2026 FRESHCORN MICHAEL A ETA	2025-02-06				
11397 CR 190	1SD				
KENTON OH 43326					

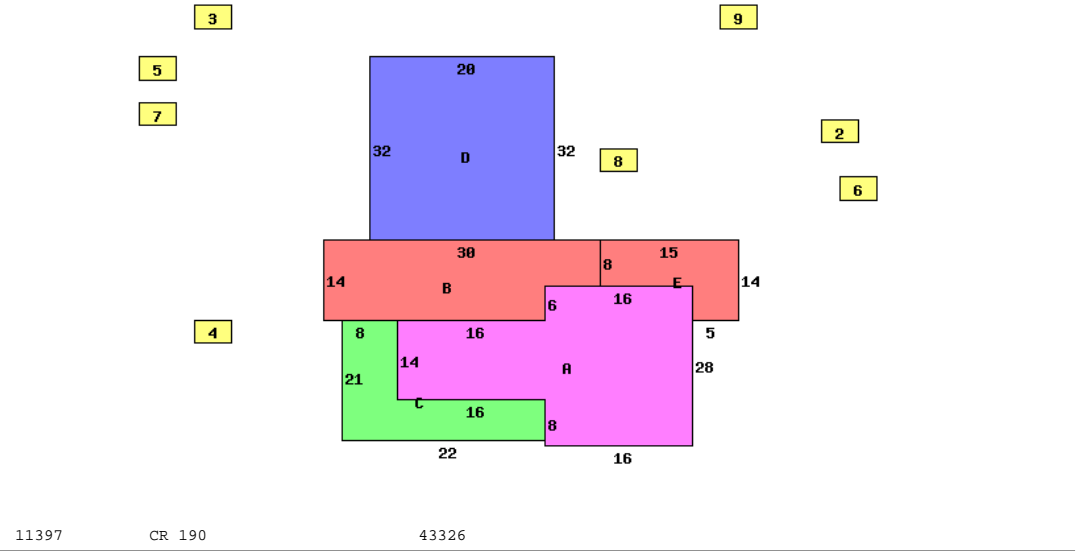
Tax Value:					
Land 35%	25030	60780	60780	60780	187020
Bldg 35%	35050	44290	44290	44290	44290
Totl 35%	60080t	105070t	105070t	105070t	231310t
Hmstd35%	27890	33460	33460	33460	
Owner Oc	29.40	29.64	29.60	29.48	hmstd 5250 1 28210 b
Hmstd RB	367.04	323.98	350.00	356.82	
Net Tax	2186.96	3451.96	3465.60	3399.84	
Cauv Sav	6263.74	4572.36	4619.96	4549.00	
Sp-Asmnt	54.40	54.40	88.82	115.06	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		672		b	ADDTN
1	F/C	A		384		c	PORCH
	EFP	P		238	9520	d	GRAGE
	F	G		640	15360	e	ADDTN
1	F	A		150			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
453	1	2025-02-06	FRESHCORN MICHAEL A ETAL	1SD	494000	534340	126540
66	2	2025-02-06	FRESHCORN MICHAEL A ETAL	2AF *	0	534340	126540
184	2	2021-04-30	FRESHCORN MICHAEL A ETAL	2WD *	0	487710	100140
77	2	2017-02-28	FRESHCORN ALLEN R	2CT *	0	355230	79140

Year	Land	Bldg	Total	Net Tax
2021	25030	35050	60080	2260.68
2020	25030	35050	60080	2105.70

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
279 SILVER CREEK - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	2	Sq-Ft Value
Floor Level	Main	FRAME 1206 103260
	Full Upper	FRAME 672 52250
	Basement	336 6530
	Subtotal	162040
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 3450
Unfinished Wall	X	Garages and Carports 15360
Floor/Pine	X X	Extra Features 9520
Number of Rooms	1 4 3	Total Value 190370
Bedrooms	1 3	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	Topo: ROLLING
		Neighborhood:
		Code: 3900
		Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F	1878	1878		C-	OLD/AV	171330	.55	.15	80610
2 Pole Build		45X72	3240			1997AV	38880	.55		17500
3 Bank Barn		34X56	1904		D	OLD/FR	18280	.70	.50	2740
4 Pole Build		40X72	2880		C	2014AV	34560	.30		24190
5 Shed	*SV	0 20X40	800			OLD/AV	900			900
6 Grain Bin	*PP	20X21	420		C	1997AV	0			0
7 WIRECRIB	*PP		0			OLD/	0			0
8 Shed	*SV	0 24X42	1008			OLD/AV	600			600
9 Shed	*NV	20X22	440			OLD/PR	0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 2	BOB BLOUNT SILT LOAM, 2	30.3488	5770	175110	2360	71620				
C 8	EE EEL SILT LOAM, OCCA	1.0797	5550	5990	2460	2660				
C 11	FPC2 FOX CLAY LOAM, 6-12%	.0497	4370	220	350	20				
C 15	GYB2 GLYNWOOD CLAY LOAM	37.6693	5020	189100	1230	46330				
C 16	GVC2 GLYNWOOD CLAY LOAM	15.6861	4750	74510	1050	16470				
C 51	WSTL WASTE LAND	7.0000	120	840	50	350				
W 2	BOB BLOUNT SILT LOAM, 2	2.3310	3130	7300	470	1100				
W 8	EE EEL SILT LOAM, OCCA	11.4901	3990	45850	1460	16780				
W 11	FPC2 FOX CLAY LOAM, 6-12%	1.5482	420	650	230	360				
W 15	GYB2 GLYNWOOD CLAY LOAM	3.7172	1830	6800	230	860				
W 16	GVC2 GLYNWOOD CLAY LOAM	8.7283	1460	12740	230	2010				
W 30	MRD2 MORLEY CLAY LOAM 12	.1777	420	70	230	40				
W 39	PM PEWAMO SILTY CLAY L	.0299	5370	160	1670	50				
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000				
980	ROAD ROAD	.1270								
		120.983		534340	(100%)	173650	CAUV # 4729			
				187020	(35%)	60780				

Call Back:

Sign: PSN Date: 2014-11-26 Lister:

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