TAYLOR CREEK TWP-RIDGEMONT SD BM
RIDGEMONT SD/BMRT AMBULNCE 00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-100006.0000 AGR
G19 2026

sale

2023 FRESHCORN MICHAEL A E	2021-04-30	
2024 FRESHCORN MICHAEL A E	2021-04-30	
2025 FRESHCORN MICHAEL A E	2021-04-30	
2026 FRESHCORN MICHAEL A ETA	2021-04-30	10024-10027-10293
11397 CR 190	2WD	120.983A
	$0	
KENTON OH 43326		

2027 FRESHCORN MICHAEL A ETA	2025-02-06	
11397 CR 190	1SD	
KENTON OH 43326		

Eff Rate: – 39.76 — 40.14 — 39.56 — 39.56 — a/r

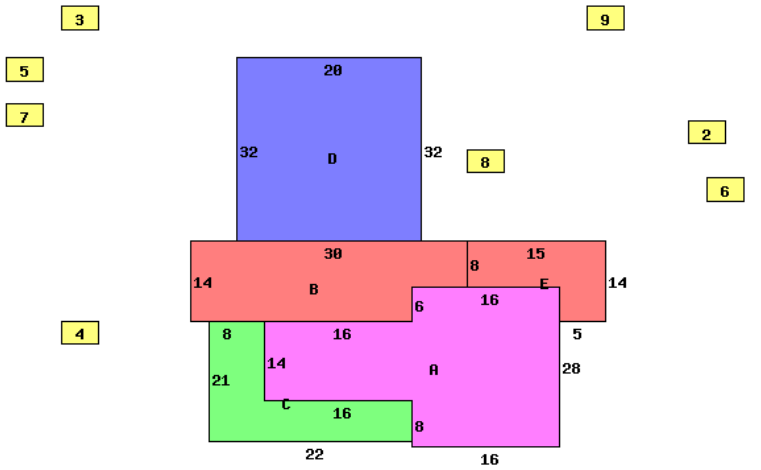
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	120.9830	120.9830	120.9830	120.9830	120.9830			
Land100%	534340	534340	534340	534340		534340	775030	775020
Bldg100%	126540	126540	126540	126540		126540	150770	150780
Totl100%	660890t	660890t	660890t	660890t		660890t	925800t	925800t
Cauv100%	173660	173660	173660	173660		534340	775030	154260
Tax Value:								
Land 35%	60780	60780	60780	60780		60780	53990	271260
Bldg 35%	44290	44290	44290	44290		44290	52770	52770
Totl 35%	105070t	105070t	105070t	105070t		105070t	106760t	324030t
Hmstd35%	33460	33460	33460	33460		33460	44310	
Owner Oc	29.64	29.60	29.48	29.48	29.48	hmstd 5250 l	28210 b	
Hmstd RB	323.98	350.00	356.82	356.82	356.82			
Net Tax	3451.96	3465.60	3399.84	3399.84	3399.84			
Cauv Sav	6263.74	4572.36	4619.96	4549.00				
Sp-Asmnt	54.40	88.82	115.06	115.06				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	25030	35050	60080	2186.96
2021	25030	35050	60080	2260.68

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
279 SILVER CREEK - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



11397 CR 190 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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		
		PUB ELECTRIC	
Central Heat	A	PRIV WATER	
FORCED AIR		PRIV SEWER	
Central A/C	A	PUB PAVED ST/RD	
Plumbing		Topo: ROLLING	
Standard	1		
		Neighborhood:	
		Code:	3900
		Dwl/Gar/NC%	1.6000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1878		C-	OLD/AV	171330	.55	.15	104850
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	8370	254020	2230	67680
C	8	EE	EEL SILT LOAM, OCCA	1.0797	8050	8690	2340	2530
C	11	FPC2	FOX CLAY LOAM,6-12%	.0497	6340	320	540	30
C	15	GYB2	GLYNWOOD CLAY LOAM	37.6693	7280	274230	1110	41810
C	16	GYC2	GLYNWOOD CLAY LOAM	15.6861	6890	108080	870	13650
C	51	WSTL	WASTE LAND	7.0000	170	1190	50	350
W	2	BOB	BLOUNT SILT LOAM, 2	2.3310	4540	10580	230	540
W	8	EE	EEL SILT LOAM, OCCA	11.4901	5790	66530	230	2640
W	11	FPC2	FOX CLAY LOAM,6-12%	1.5482	610	940	230	360
W	15	GYB2	GLYNWOOD CLAY LOAM	3.7172	2650	9850	230	860
W	16	GYC2	GLYNWOOD CLAY LOAM	8.7283	2120	18500	230	2010
W	30	MRD2	MORLEY CLAY LOAM 12	.1777	610	110	230	40
W	39	PM	PEWAMO SILTY CLAY L	.0299	7790	230	230	10
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.1270				
				120.983		775020	(100%)	154260
						271260	(35%)	53990

CAUV # 4729

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

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