

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

00385

Hardin County, Ohio
Michael T. Bacon, Auditor

41-120021.0000
G44

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	10014	41.371A	
US 68	2WD			
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	41.3500	41.3500	41.3500	41.3710	
Land100%	223000	243690	243690	243740	243750
Bldg100%				0	
Totl100%	223000t	243690t	243690t	243740t	243750t
Cauv100%	55860	111200	111200	111230	111220
Tax Value:					
Land 35%	19550	38920	38920	38930	85310
Bldg 35%					0
Totl 35%	19550t	38920t	38920t	38930t	85310t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	840.64	1409.68	1424.34	1402.82	
Cauv Sav	2515.48	1679.50	1696.98	1671.28	
Sp-Asmnt	8.08	8.08	20.95	73.98	

2026 AFBP LLC	2025-06-05			
US 68	1WD			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
238	1	2025-06-05	AFBP LLC	1WD	496274	243690	0
66	2	2025-02-06	FRESHCORN MICHAEL A ETAL	2AF *	0	243690	0
184	2	2021-04-30	FRESHCORN MICHAEL A ETAL	2WD *	0	223000	0
77	2	2017-02-28	FRESHCORN ALLEN R	2CT *	0	159660	0

Year	Land	Bldg	Total	Net Tax
2021	19550	0	19550	868.86
2020	19550	0	19550	809.82

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
279	SILVER CREEK - SCIOTO RIVER			XA/2025
364	LOWE-SCIOTO RIVER			XA/2025

US 68

PUB ELECTRIC
PUB PAVED ST/RD
Topo: ROLLING

Neighborhood:
Code: 3900
Dwl/Gar/NC% 1.2300

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	10.9216	6030	65860	2660	29050
C 2	BOB BLOUNT SILT LOAM, 2	15.9356	5770	91950	2360	37610
C 39	PM PEWAMO SILTY CLAY L	11.9116	6490	77310	3560	42410
W 1	BOA BLOUNT SILT LOAM 0-	.4396	3610	1590	770	340
W 2	BOB BLOUNT SILT LOAM, 2	.7585	3130	2370	470	360
W 39	PM PEWAMO SILTY CLAY L	.8697	5370	4670	1670	1450
980	ROAD ROAD	.5344				

41.371 243750 (100%) 111220 CAUV # 4404
85310 (35%) 38930

Call Back: Sign: PSN Date: 2014-11-26 Lister: 41-120021.0000-v082020R