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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-120021.0000 AGR
G44 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	10014	41.371A	
US 68	2WD			
	$0			

2027 AFBP LLC	2025-06-05			
US 68	1WD			

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	41.3500	41.3500	41.3710	41.3710	41.3710			
Land100%	243690	243690	243740	243740		243740	353430	353430
Bldg100%				0				
Totl100%	243690t	243690t	243740t	243740t		243740t	353430t	353430t
Cauv100%	111200	111200	111230	111230		243740	353430	104970
Tax Value:								
Land 35%	38920	38920	38930	38930		38930	36740	123700
Bldg 35%								0
Totl 35%	38920t	38920t	38930t	38930t		38930t	36740t	123700t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1409.68	1424.34	1402.82	1402.82	1402.82			
Cauv Sav	2515.48	1679.50	1696.98	1671.28				
Sp-Asmnt	8.08	20.95	73.98	73.98				

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
2022	19550	0	19550	840.64
2021	19550	0	19550	868.86

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% 1.6000

Tab #	SOIL		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	10.9216	8740	95450	2550	27850
C 2	BOB	BLOUNT SILT LOAM, 2	15.9356	8370	133380	2230	35540
C 39	PM	PEWAMO SILTY CLAY L	11.9116	9410	112090	3450	41100
W 1	BOA	BLOUNT SILT LOAM 0-	.4396	5230	2300	230	100
W 2	BOB	BLOUNT SILT LOAM, 2	.7585	4540	3440	230	180
W 39	PM	PEWAMO SILTY CLAY L	.8697	7790	6770	230	200
980	ROAD	ROAD	.5344				
			41.371		353430	(100%)	104970
					123700	(35%)	36740

CAUV # 4404

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

41-120021.0000-v082020R