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

Hardin County, Ohio
Michael T. Bacon, Auditor

41-170003.0000 AGR
G35 2026

sale

2023	HOUCHIN DONALD L & LI	2015-11-10	
2024	HOUCHIN DONALD L & LI	2015-11-10	
2025	HOUCHIN DONALD L & LI	2015-11-10	
2026	HOUCHIN DONALD L & LIND	2015-11-10 10015	100.001A
	12362 CR 190	2QC	
		$0	
	KENTON OH 43326		

2027	MESSNER GINA L	2025-08-11	
	12362 CR 190	1WD	
	KENTON OH 43326		

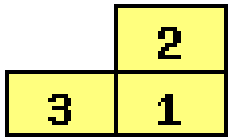
Eff Rate:- 39.76 — 40.14 — 39.56 — 39.56 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	100.0000	100.0000	100.0010	100.0010	100.0010			
Land100%	488000	488000	488000	488000		488000	707690	707680
Bldg100%	20140	20140	20140	20140		20140	20140	20150
Totl100%	508140t	508140t	508140t	508140t		508140t	727830t	727830t
Cauv100%	190540	191600	191600	191600		488000	707690	178200
Tax Value:								
Land 35%	66690	67060	67060	67060		67060	62370	247690
Bldg 35%	7050	7050	7050	7050		7050	7050	7050
Totl 35%	73740t	74110t	74110t	74110t		74110t	69420t	254740t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2670.84	2712.16	2670.52	2670.52	2670.52			
Cauv Sav	5339.70	3770.82	3796.54	3738.22				
Sp-Asmnt	52.07	160.44	161.66	161.66				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
356	1	2025-08-11	MESSNER GINA L	1WD *	0	488000	20140
435	2	2015-11-10	HOUCHIN DONALD L & LINDA	2QC *	0	379890	116110
396	2	2015-10-14	HOUCHIN LINDA L	2QC *	0	379890	116110
197	13	2014-05-07	HARP LORI K ETAL	13 *	0	379890	118030
14	4	2014-01-08	HARP LORI K ETAL	4CT *	0	379890	118030

Year	Land	Bldg	Total	Net Tax
2022	32110	5250	37360	1606.44
2021	32110	5250	37360	1660.38

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
279	SILVER CREEK - SCIOTO RIVER XA/2025			
333	TAYLOR CREEK #1096 - SCIOTO XA/2025			



12362 CR 190 43340

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD
Topo: ROLLING

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	Flat Barn		36X48	1728		D	2017AV	16590	.20		13270
2	Lean-To		18X48	864		D	2017AV	5530	.20		4420
3	P	OFP	8X16	128		D	2017AV	3070	.20		2460

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	7.8494	8740	68600	2550	20020
C	2	BOB	BLOUNT SILT LOAM, 2	44.9404	8370	376150	2230	100220
C	14	GWB	GLYNWOOD SILT LOAM	2.1901	7830	17150	1630	3570
C	16	GYC2	GLYNWOOD CLAY LOAM	5.4446	6890	37510	870	4740
C	39	PM	PEWAMO SILTY CLAY L	12.9886	9410	122220	3450	44810
C	51	WSTL	WASTE LAND	4.0000	170	680	50	200
W	2	BOB	BLOUNT SILT LOAM, 2	4.1518	4540	18850	230	960
W	14	GWB	GLYNWOOD SILT LOAM	5.2240	4100	21420	230	1200
W	16	GYC2	GLYNWOOD CLAY LOAM	7.4420	2120	15780	230	1710
W	39	PM	PEWAMO SILTY CLAY L	.2291	7790	1780	230	50
	980	ROAD	ROAD	2.4010				
C	1	BOA	BLOUNT SILT LOAM 0-	.0772	8740	670	230	20
C	2	BOB	BLOUNT SILT LOAM, 2	1.8755	8370	15700	230	430
C	39	PM	PEWAMO SILTY CLAY L	1.1873	9410	11170	230	270

100.001 707680 (100%) 178200 CAUV # 4751
247690 (35%) 62370

Call Back: Sign: PSN Date: 2018-07-05 Lister:

41-170003.0000-v082020R