

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

00385

Hardin County, Ohio  
Michael T. Bacon, Auditor

41-170003.0000  
G35

AGR  
2025

sale

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

2022 HOUCHIN DONALD L & LI	2015-11-10			
2023 HOUCHIN DONALD L & LI	2015-11-10			
2024 HOUCHIN DONALD L & LI	2015-11-10			
2025 HOUCHIN DONALD L & LIND	2015-11-10	10015	100.001A	
12362 CR 190	2QC			
KENTON OH 43326	\$0			

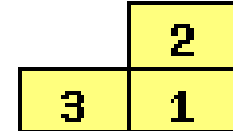
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	100.0000	100.0000	100.0000	100.0010	
Land100%	446540	488000	488000	488000	487990
Bldg100%	15000	20140	20140	20140	20150
Totl100%	461540t	508140t	508140t	508140t	508140t
Cauv100%	91740	190540	191600	191600	191610
Tax Value:					
Land 35%	32110	66690	67060	67060	170800
Bldg 35%	5250	7050	7050	7050	7050
Totl 35%	37360t	73740t	74110t	74110t	177850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1606.44	2670.84	2712.16	2670.52	
Cauv Sav	5339.70	3770.82	3796.54	3738.22	
Sp-Asmnt	52.07	52.07	160.44	161.66	

2026 MESSNER GINA L	2025-08-11			
12362 CR 190	1WD			
KENTON OH 43326				

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
2021	32110	5250	37360	1660.38
2020	32110	5350	37460	1551.72

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

Bldg Type	SHB+Cons	DixHt	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	OFF	8X16	128		D	2017AV	3070	.20		2460

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-	7.8494	6030	47330	2660	20880
C 2	BOB BLOUNT SILT LOAM, 2	44.9404	5770	259310	2360	106060
C 14	GWB GLYNWOOD SILT LOAM	2.1901	5400	11830	1750	3830
C 16	GVC2 GLYNWOOD CLAY LOAM	5.4446	4750	25860	1050	5720
C 39	PM PEWAMO SILTY CLAY L	12.9886	6490	84300	3560	46240
C 51	WSTL WASTE LAND	4.0000	120	480	50	200
W 2	BOB BLOUNT SILT LOAM, 2	4.1518	3130	13000	470	1950
W 14	GWB GLYNWOOD SILT LOAM	5.2240	2830	14780	750	3920
W 16	GVC2 GLYNWOOD CLAY LOAM	7.4420	1460	10870	230	1710
W 39	PM PEWAMO SILTY CLAY L	.2291	5370	1230	1670	380
980	ROAD ROAD	2.4010				
C 1	BOA BLOUNT SILT LOAM 0-	.0772	6030	470	230	20
C 2	BOB BLOUNT SILT LOAM, 2	1.8755	5770	10820	230	430
C 39	PM PEWAMO SILTY CLAY L	1.1873	6490	7710	230	270

100.001 487990 (100%) 191610 CAUV # 4751  
170800 ( 35%) 67060