

BUCK TWP
RIDGEMONT SD

00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140063.0000
H18.02

COM
2025

sale

Eff Rate:- 46.14 — 44.37 — 46.81 — 46.61 — a/r

2022 OSBORN GREG & KRISTI	2018-03-20			
2023 OSBORN GREG & KRISTI	2018-03-20			
2024 OSBORN GREG & KRISTI	2018-03-20			
2025 OSBORN GREG & KRISTI	2018-03-20	10170	2.248A	
15806 & 15826 15856 SR 31	1SD			
	\$32,500			
KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	429	429	429	429	429
Acres	2.2480	2.2480	2.2480	2.2480	
Land100%	20000	20000	20000	20000	20010
Bldg100%	162430	137570	137570	137570	137580
Totl100%	182430t	157570t	157570t	157570t	157590t
Cauvl00%					
Tax Value:					
Land 35%	7000	7000	7000	7000	7000
Bldg 35%	56850	48150	48150	48150	48150
Totl 35%	63850t	55150t	55150t	55150t	55160t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2945.86	2447.08	2581.30	2570.68	
Sp-Asmnt	256.91	256.03	263.01	263.01	

MOBILE HOME ACCT: 05-0004 TITLE: 33-00360234 1969 RICHARDSON
2017 DUPLICATE COPIED FROM 05-140036.1300
2022 DUPLICATE COMBINED PARCELS
051400620000 .52A
051400610000 .588A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
104	1	2018-03-20	OSBORN GREG & KRISTI	1SD	32500	12000	45030

Year	Land	Bldg	Total	Net Tax
2021	4200	57730	61930	2872.72
2020	4200	0	4200	194.78

project	ben acres	/	%	factor
152 ELSASSER - SCIOTO RIVER DIST				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
902 MAIN DISTRICT CONSERVANCY				XA/2025

15806 & 15826 15856 SR 31 43326

Neighborhood: 400
Code: 1.2500
Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
2 MH/LRE	*	12X60	720	1969FR	0			0
3 P	*MH PAT	6X24	144	1969FR	0			0
4 P	*MH EFP	6X24	144	1969FR	0			0
5 P	*MH CAN	6X24	144	1969FR	0			0
6 MH Additio	*MH	12X16	192	1969FR	0			0
7 OFFICE		13X34	442 38.88	2020AV	17190	.05	.10	14700
8 STORAGE			3552 24.53	2020AV	87130	.05	.10	74500
9 OFF/STORAGE			2836 38.88	1969GD	110260	.60	.10	39690
10 COM GARAGE		65X38	2470 13.82	1967AV	34140	.75	.10	7680
11 FENCE			415 13.50	1980AV	5600	.80	.10	1010

site value	road	site value	effective frontage	depth	actual depth	effective rate	extended value	true value
1.5200	.1380	.5900			3000		18240	18240
							1770	1770