

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
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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	C 2020AV	17190	.05	.10	14700
8 STORAGE			3552 24.53	C 2020AV	87130	.05	.10	74500
9 OFF/STORAGE			2836 38.88	C 1969GD	110260	.60	.10	39690
10 COM GARAGE		65X38	2470 13.82	C 1967AV	34140	.75	.10	7680
11 FENCE			415 13.50	C 1980AV	5600	.80	.10	1010
site value	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
road	.1380					18240	18240	
site value	.5900			3000		1770	1770	

Call Back: Sign: PSN Date: 2015-08-05 Lister: 05-140063.0000-v082020R