BUCK TWP
RIDGEMONT SD 00050

Hardin County, Ohio
Michael T. Bacon, Auditor

05-140063.0000 COM
H18.02 2026

sale

2023 OSBORN GREG & KRISTI	2018-03-20	
2024 OSBORN GREG & KRISTI	2018-03-20	
2025 OSBORN GREG & KRISTI	2018-03-20	
2026 OSBORN GREG & KRISTI	2018-03-20 10170	2.248A
15806 & 15826 15856 SR 31	1SD	
	$32,500	
KENTON OH 43326		

Eff Rate: – 44.37 — 46.81 — 46.61 — 46.61 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	429	429	429	429	429	429	429
Acres	2.2480	2.2480	2.2480	2.2480			
Land100%	20000	20000	20000	20000	20000	24000	24010
Bldg100%	137570	137570	137570	137570	137570	165110	165100
Totl100%	157570t	157570t	157570t	157570t	157570t	189110t	189110t
Cauv100%							
Tax Value:							
Land 35%	7000	7000	7000	7000	7000	8400	8400
Bldg 35%	48150	48150	48150	48150	48150	57790	57780
Totl 35%	55150t	55150t	55150t	55150t	55150t	66190t	66190t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	2447.08	2581.30	2570.68	2570.68			
Sp-Asmnt	256.03	263.01	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
2022	7000	56850	63850	2945.86
2021	4200	57730	61930	2872.72

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:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
2	MH/LRE	*	12X60	720			1969FR	0			0
3	P	*MH PAT	6X24	144			1969FR	0			0
4	P	*MH EFP	6X24	144		E	1969FR	0			0
5	P	*MH CAN	6X24	144			1969FR	0			0
6	MH Additio	*MH	12X16	192		E	1969FR	0			0
7	OFFICE		13X34	442	46.65	C	2020AV	17190	.05	.10	17640
8	STORAGE			3552	29.43	C	2020AV	87130	.05	.10	89400
9	OFF/STORAG			2836	46.65	C	1969GD	110260	.60	.10	47630
10	COM GARAGE		65X38	2470	16.58	C	1967AV	34140	.75	.10	9220
11	FENCE			415	16.20	C	1980AV	5600	.80	.10	1210

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	1.5200						18240	21890
road	.1380							
site value	.5900				3000		1770	2120

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