

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-010008.0000
C89

AGR
2025

sale

2022 OSBORN DALE A	1989-01-10	
2023 OSBORN DALE A	1989-01-10	
2024 OSBORN DALE A	1989-01-10	
2025 OSBORN DALE A	1989-01-10	10005 128.58A
19034 CR 200 (REAR)	1UN	
MT VICTORY OH 43340	\$0	

Eff Rate:-	48.25	41.25	43.62	43.11	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	111	111	111	111		111
Acres	128.5800	128.5800	128.5800	128.5800		
Land100%	673090	736710	736710	736710		736720
Bldg100%	103910	160430	160430	160430		160430
Totl100%	777000t	897140t	897140t	897140t		897150t
Cauv100%	167740	338830	338830	338830		338830
Tax Value:						
Land 35%	58710	118590	118590	118590		257850
Bldg 35%	36370	56150	56150	56150		56150
Totl 35%	95080t	174740t	174740t	174740t		314000t
Hmstd35%	34710	52790	52790	52790		
Owner Oc	36.40	46.56	46.50	46.30	hmstd	5250 l 47540 b
Hmstd RB	376.32	337.84	384.32			
Net Tax	3776.04	6207.34	6575.12	6873.70		
Cauv Sav	7792.02	5253.32	5583.44	5514.94		
Sp-Asmnt	34.00	34.00	35.46	35.46		

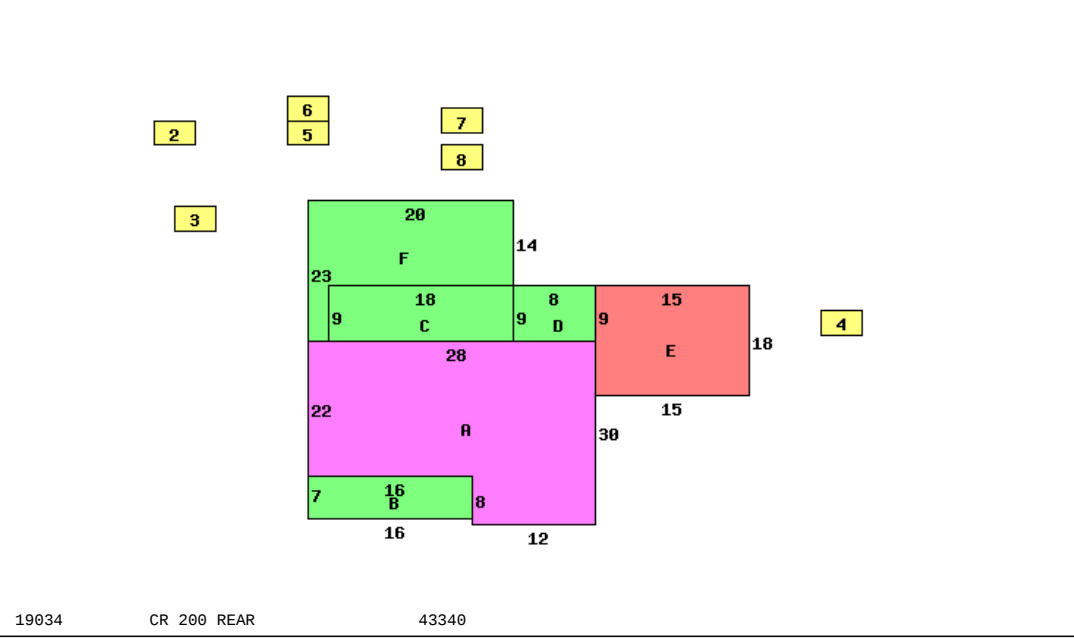
SHB+ 2 B	CONS F	TYPE M	FACT	SQ-FT 712	VALUE 3360	a b	*MAIN P
	OFF	P		162	4860	c	PORCH
	OFF	P		72	2880	d	PORCH
1 B	EF	A		270		e	ADDTN
	PAT	P		298	890	f	PORCH

#: 4 5 9 10 30 L/W
L/C JOSEPH & IDA PETERSHEIM ETAL 4-30-2024 \$1,264,000 INCLUDES 16-080004
120100040000 25.666a
120100050000 24.07a
120100090000 5.00a
120100100000 35.00a
120100300000 .67a

Sale# 13	#p 1	sale date 1989-01-10	To	Type/Invalid? 1UN	Sale\$ 0	co:land 0	co:bldg 114310
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Year 2021	Land 58710	Bldg 36370	Total 95080	Net Tax 3851.68
2020	58710	36370	95080	3856.94

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				
500 HARDIN COUNTY LANDFILL				
		XA/2025		
		XA/2025		



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
		Sq-Ft	Value
Story Height	2		
Floor Level			
	Main	FRAME	982 103090
	Full Upper	FRAME	712 53760
	Basement		736 13910
	Subtotal		170760
Metal	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	P P		Plumbing 2100
Panelled Wall	X		Extra Features 11990
Unfinished Wall	X		Total Value 184850
Floor/Hardwood	X		
Floor/Carpet	X X		
Number of Rooms	1 4 3		
Bedrooms	3		
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		Neighborhood: 1000
Extra 3 Fixture	1		Dwl/Gar/NC% 1.1900

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1694						Value	Dpr	Dpr	Value
2 Flat Barn	F	40X72	2880			C	OLD/GD	184850	.40		131980
3 Garage	1 CB 0	20X24	480			D	OLD/FR	27650	.80	.50	2770
4 Shed	*PP		0			D	OLD/AV	9220	.65		3840
5 Grain Bin	*PP	0 18X18	324			C	OLD/	0			0
6 Grain Bin	*PP	0 24X18	432			C	1978FR	0			0
7 Pole Barn	1 F	0 40X70	2800			C	1979AV	33600	.65		11760
8 Garage	1 P	0 24X42	1008			C	1979AV	24190	.65		10080
Tab #	S O I L		Acres			Mkt/Ac	Market	Au/Ac			Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	9.5752			6030	57740	2660			25470
C 2	BOB	BLOUNT SILT LOAM, 2	39.1659			5770	225990	2360			92430
C 8	EE	EEL SILT LOAM, OCCA	2.8786			5550	15980	2460			7080
C 14	GW	GLYNWOOD SILT LOAM	15.1361			5400	81730	1750			26490
C 35	OCA	OCKLEY LOAM, 0-2% S	.6906			5900	4070	2630			1820
C 36	OCB	OCKLEY LOAM, 2-6% S	1.5339			5700	8740	2350			3610
C 39	PM	PEWAMO SILTY CLAY L	41.2615			6490	267790	3560			146890
W 1	BOA	BLOUNT SILT LOAM 0-	.1211			3610	440	770			90
W 2	BOB	BLOUNT SILT LOAM, 2	.3900			3130	1220	470			180
W 8	EE	EEL SILT LOAM, OCCA	9.3700			3990	37390	1460			13680
W 14	GW	GLYNWOOD SILT LOAM	4.1366			2830	11710	750			3100
W 36	OCB	OCKLEY LOAM, 2-6% S	1.8160			3960	7190	1350			2450
W 39	PM	PEWAMO SILTY CLAY L	.3219			5370	1730	1670			540
670	HSITE	HOMESITE	1.0000			15000	15000	15000			15000
980	ROAD	ROAD	1.1826								
			128.58				736720	(100%)	338830		CAUV # 1569
							257850	(35%)	118590		