

DUDLEY TWP  
RIDGEMONT SD

00110

Hardin County, Ohio  
Michael T. Bacon, Auditor

12-010008.0000  
C89

AGR  
2025

sale

Eff Rate:- 48.25 — 41.25 — 43.62 — 43.11 — a/r

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	

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	

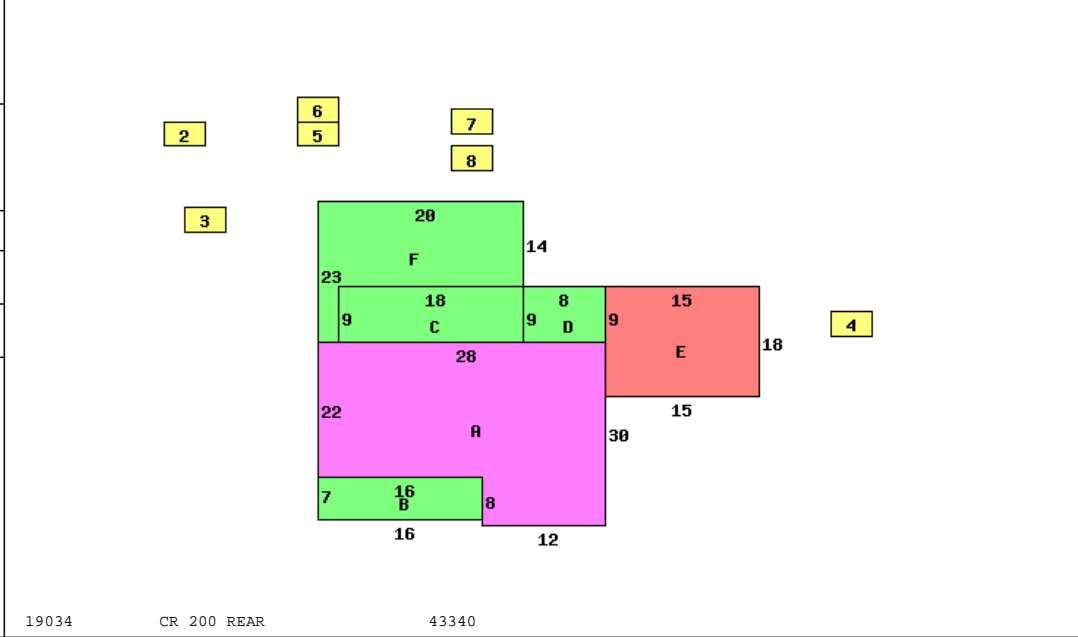
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		712		b	PORCH
	OFF	P		112	3360	c	PORCH
	OFF	P		162	4860	d	PORCH
1 B	EFP	P		72	2880	e	ADDTN
	F	A		270		f	PORCH
	PAT	P		298	890		

#: 4,5,9,10,30 L/W  
L/C JOSEPH & IDA PETERSHEIM ETAL 03-31-2026 \$1,264,000 INCLUDES 16-080004  
120100040000 25.666a  
120100050000 24.07a  
120100090000 5.00a  
120100100000 35.00a  
120100300000 .67a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
13	1	1989-01-10		1UN *	0	0	114310

Year	Land	Bldg	Total	Net Tax
2021	58710	36370	95080	3851.68
2020	58710	36370	95080	3856.94

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 982 103090
Full Upper	FRAME 712 53760
Basement	736 13910
Subtotal	170760
Metal	Roof HIP
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 PUB ELECTRIC
Number of Rooms	1 4 3 PRIV WATER
Bedrooms	3 PRIV SEWER
Central Heat	A PUB PAVED ST/RD
FORCED AIR	Topo: ROLLING
Plumbing	Neighborhood:
Standard	1 Code: 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		Rate		C	OLD/GD	184850	.40		131980
2 Flat Barn	F	40X72	2880			D	OLD/FR	27650	.80	.50	2770
3 Garage	1 CB 0	20X24	480			D	OLD/AV	9220	.65		3840
4 Shed	*PP		0				OLD/	0			0
5 Grain Bin	*PP 0	18X18	324			C	1978FR	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	GWB	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	GWB	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				

Call Back:

Sign: PSN Date: 2015-02-12 Lister:

12-010008.0000-v082020R