DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-010008.0000 AGR
C89 2026

sale

2023 OSBORN DALE A	1989-01-10	
2024 OSBORN DALE A	1989-01-10	
2025 OSBORN DALE A	1989-01-10	
2026 OSBORN DALE A	1989-01-10	10005 128.58A
19034 CR 200 (REAR)	1UN	
	$0	
MT VICTORY OH 43340		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	128.5800	128.5800	128.5800	128.5800	128.5800			
Land100%	736710	736710	736710	736710		736710	1068340	1068350
Bldg100%	160430	160430	160430	160430		160430	214370	214370
Totl100%	897140t	897140t	897140t	897140t		897140t	1282710t	1282720t
Cauv100%	338830	338830	338830	338830		736710	1068340	305620
Tax Value:								
Land 35%	118590	118590	118590	118590		118590	106970	373920
Bldg 35%	56150	56150	56150	56150		56150	75030	75030
Totl 35%	174740t	174740t	174740t	174740t		174740t	182000t	448950t
Hmstd35%	52790	52790	52790	52790		52790	72720	
Owner Oc	46.56	46.50	46.30	46.30	46.30	hmstd 5250 l	47540 b	
Hmstd RB	337.84	384.32						
Net Tax	6207.34	6575.12	6873.70	6873.70	6873.70			
Cauv Sav	7792.02	5253.32	5583.44	5514.94				
Sp-Asmnt	34.00	35.46	35.46	35.46				

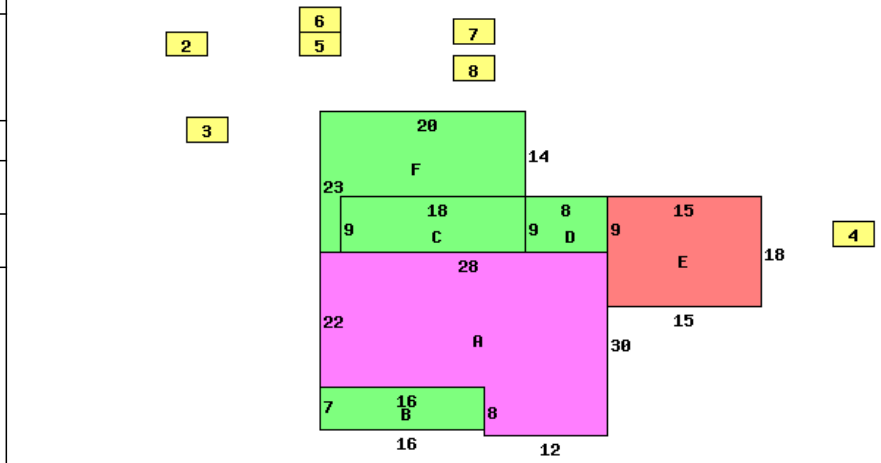
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		712		a	*MAIN
	OFP	P		112	3360	b	PORCH
	OFP	P		162	4860	c	PORCH
	EFP	P		72	2880	d	PORCH
1 B	F	A		270		e	ADDTN
	PAT	P		298	890	f	PORCH

#: 4,5,9,10,30 L/W
L/C JOSEPH & IDA PETERSHEIM ETAL 03-31-2026 $1,264,000 INCLUDES 16-080004
120100040000 26.666a
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
2022	58710	36370	95080	3776.04
2021	58710	36370	95080	3851.68

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



19034 CR 200 REAR 43340

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	PUB ELECTRIC	
Number of Rooms	1 4 3	PRIV WATER	
Bedrooms	3	PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A	Topo: ROLLING	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	Code:	1000
Extra 3 Fixture	1	Dwl/Gar/NC%	1.6300

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F			1694		C	OLD/GD	184850	.40		180780
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		5260
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		13800

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	9.5752	8740	83690	2550	24420
C	2	BOB	BLOUNT SILT LOAM, 2	38.2102	8370	319820	2230	85210
C	8	EE	EEL SILT LOAM, OCCA	.9599	8050	7730	2340	2250
C	14	GWB	GLYNWOOD SILT LOAM	12.0691	7830	94500	1630	19670
C	35	OCA	OCKLEY LOAM, 0-2% S	.6516	8560	5580	2520	1640
C	36	OCB	OCKLEY LOAM, 2-6% S	1.5339	8270	12690	2240	3440
C	39	PM	PEWAMO SILTY CLAY L	41.1970	9410	387660	3450	142130
W	1	BOA	BLOUNT SILT LOAM 0-	.1211	5230	630	230	30
W	2	BOB	BLOUNT SILT LOAM, 2	.3900	4540	1770	230	90
W	8	EE	EEL SILT LOAM, OCCA	9.3700	5790	54250	230	2160
W	14	GWB	GLYNWOOD SILT LOAM	4.1366	4100	16960	230	950
W	36	OCB	OCKLEY LOAM, 2-6% S	1.8160	5740	10420	230	420
W	39	PM	PEWAMO SILTY CLAY L	.3219	7790	2510	230	70
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.1826				
P	2	BOB	BLOUNT SILT LOAM, 2	.0003	8370		230	
P	39	PM	PEWAMO SILTY CLAY L	.0009	9410	10	230	
P	2	BOB	BLOUNT SILT LOAM, 2	.0278	8370	230	230	10
P	39	PM	PEWAMO SILTY CLAY L	.0055	9410	50	230	
P	2	BOB	BLOUNT SILT LOAM, 2	.9276	8370	7760	230	210
P	8	EE	EEL SILT LOAM, OCCA	1.9187	8050	15450	230	440
P	14	GWB	GLYNWOOD SILT LOAM	3.0670	7830	24010	230	710
P	35	OCA	OCKLEY LOAM, 0-2% S	.0390	8560	330	230	10
P	39	PM	PEWAMO SILTY CLAY L	.0581	9410	550	230	10