DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-080016.0000 AGR
H03 2026

sale

2023 FURBUSH BERNARD J & M	1997-02-11	
2024 FURBUSH BERNARD J & M	1997-02-11	
2025 FURBUSH BERNARD J & M	1997-02-11	
2026 FURBUSH BERNARD J & MAR	1997-02-11 9957	65.00A
21662 & 21868 CR 190	1SD	
	$55,800	
MT VICTORY OH 43340		

2027 FURBUSH BERNARD J & MAR	2025-01-03	
21662 & 21868 CR 190	1QC	
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	65.0000	65.0000	65.0000	65.0000	65.0000			
Land100%	385800	385800	385800	385800		385800	559430	559420
Bldg100%	259140	259140	259140	259140		259140	338770	338760
Totl100%	644940t	644940t	644940t	644940t		644940t	898200t	898180t
Cauv100%	181570	181570	181570	181570		385800	559430	170750
Tax Value:								
Land 35%	63550	63550	63550	63550		63550	59760	195800
Bldg 35%	90700	90700	90700	90700		90700	118570	118570
Totl 35%	154250t	154250t	154250t	154250t		154250t	178330t	314360t
Hmstd35%	80620	80620	80620	80620		80620	110850	
Owner Oc	71.10	71.02	70.70	70.70	70.70	hmstd 5250 l	75370 b	
Hmstd RB								
Net Tax	5747.68	6113.40	6037.86	6037.86	6037.86			
Cauv Sav	3979.04	2696.44	2865.88	2830.72				
Sp-Asmnt	150.56	150.56	150.56	150.56				

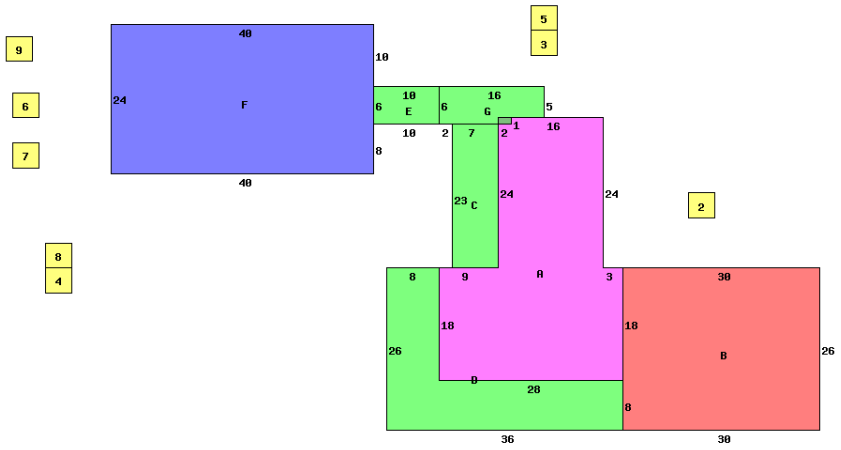
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		888		a	*MAIN
2 B	F	A		780		b	ADDTN
	EFP	P		161	6440	c	PORCH
	OFP	P		432	12960	d	PORCH
	OBW	P		60	1800	e	PORCH
	F	G		960	23040	f	GRAGE
	EFP	P		91	3640	g	PORCH

house was built in 1878

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
2	1	2025-01-03	FURBUSH BERNARD J & MARTH	1QC *	0	385800	259140
67	1	1997-02-11	FURBUSH BERNARD J & MART	1SD	34200	79290	33110
68	1	1997-02-11	FURBUSH BERNARD J & MART	1SD	55800	79290	33110

Year	Land	Bldg	Total	Net Tax
2022	32860	68340	101200	4396.38
2021	32860	68340	101200	4484.54

project		ben acres	/ %	factor
141 ASH RUN #889 - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



21662 & 21868 CR 190 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1668	124950
	Full Upper	FRAME	780	57070
	Part Upper	FRAME	888	37340
	Basement		1668	30860
	Subtotal			250220
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	5	4		
Bedrooms			4		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Plumbing	3500
Garages and Carports	23040
Extra Features	24840
Total Value	301600
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Topo: ROLLING	
Neighborhood:	
Code:	1000
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	1HB F/C		3336		C	OLD/GD	301600	.40		294970		
2	Shed		14X26	364		D	OLD/FR	3490	.70		1050		
3	Shed		10X16	160		D	OLD/AV	1540	.65		540		
4	Pole Build		40X60	2400		C	2012AV	36000	.35		23400	ELECTRIC	CONCRET FL
5	Lean-To		10X10	100		D	OLD/AV	640	.65		220		
6	Shed		10X20	200		D	OLD/FR	1920	.70		580		
7	P	*PP OFP	4X12	48			OLD/	0			0		
8	Pole Build		40X40	1600		C	2015AV	24000	.25		18000	ELECTRIC	CONCRET FL
9	Shed	*PP	10X14	0			OLD/	0			0		

Tab	#	S	O	I	L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1		BOA		BLOUNT SILT LOAM 0-		18.2401	8740	159420	2550	46510
C	2		BOB		BLOUNT SILT LOAM, 2		15.5454	8370	130110	2230	34670
C	39		PM		PEWAMO SILTY CLAY L		18.9944	9410	178740	3450	65530
W	1		BOA		BLOUNT SILT LOAM 0-		2.0251	5230	10590	230	470
W	2		BOB		BLOUNT SILT LOAM, 2		.8669	4540	3940	230	200
W	39		PM		PEWAMO SILTY CLAY L		7.0439	7790	54870	230	1620
	670		HSITE		HOMESITE		1.0000	21750	21750	21750	21750
	980		ROAD		ROAD		1.2842				
							65		559420	(100%)	170750
									195800	(35%)	59760

CAUV # 2900

Call Back: Sign: PSN Date: 2016-02-05 Lister: 12-080016.0000-v082020R