

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

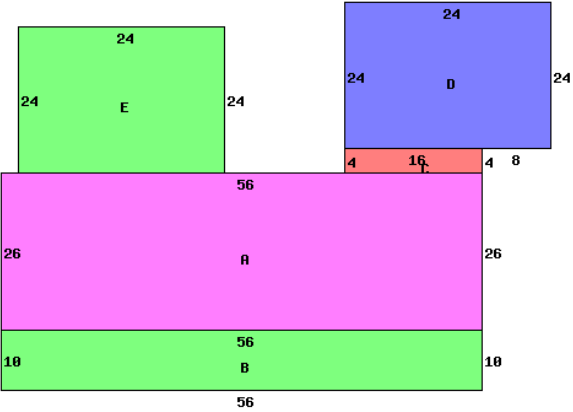
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C41

RES
2024

sale		Eff Rate:- 49.21 — 48.25 — 41.25 — 43.62 — a/r				
2021 MANNs HOLDEN	2013-01-25	Tax Year	2021	2022	2023	2024
2022 MANNs HOLDEN	2013-01-25	Prop Cls	561	561	561	561
2023 MANNs HOLDEN	2013-01-25	Acres	3.4600	3.4600	3.4600	3.4600
2024 OSBORN DALE A & BARBARA	2024-05-24 13325 3.464A	Land100%	19970	19970	27310	27310
20513 CR 200	1SD	Bldg100%	77630	77630	107030	107030
MT VICTORY OH 43340	\$369,000	Totl100%	97600t	97600t	134340t	134340t
		Cauv100%				
		Tax Value:				
		Land 35%	6990	6990	9560	9560
		Bldg 35%	27170	27170	37460	37460
		Totl 35%	34160t	34160t	47020t	47020t
		Hmstd35%	26170	26170	35180	35180
		Owner Oc	27.94	27.44	31.02	30.98
		Hmstd RB				
		Net Tax	1507.12	1477.48	1742.70	1854.22
		Sp-Asmnt	23.26	23.26	23.26	29.14

SHB+ 1 B 1	CONS F OFF	TYPE M P A G P	FACT	SQ-FT 1456 560 64 576 576	VALUE 16800	a b c d e	*MAIN PORCH ADDTN GRAGE PORCH
Sale# 204 38 435 654	#p 1 1 1 2	sale date 2024-05-24 2013-01-25 2012-09-27 1991-08-19	To OSBORN DALE A & BARBARA J MANNs HOLDEN FEDERAL HOME LOAN MORTGAG	Type/Invalid? 1SD 1WD 1SH 2UN *	Sale\$ 369000 42500 54000 3000	co:land 27310 17890 17890 3310	co:bldg 107030 58030 58030 0
Year 2020 2019	Land 6990 6780	Bldg 27170 22600	Total 34160 29380	Net Tax 1509.18 1175.84			
p r o j e c t					ben acres	/ %	factor
902 320 500	MAIN DISTRICT CONSERVANCY PETERSHEIM - SCIOTO RIVER HARDIN COUNTY LANDFILL			XA/2024 XA/2024 XA/2024			

4 2 3



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS													
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
Floor Level		Main	FRAME	1520	120050	1 MH/REAL	1 B F	26X56	1520		MHD	1991GD		157590	.24	.40	85520
		Basement		1456	26940	2 Pole Build		36X48	1728		C	2017AV		20740	.20		16590
		Subtotal			146990	3 P	CAN	12X48	576		C	2017AV		4610	.20		3690
		Roof	GABLE			4 P	CAN	8X24	192		C	2017AV		1540	.20		1230
Metal		B 1 2 U A															
Plaster/Drywall	X			Plumbing	2100		acres/	effective	depth	actual	effective	extended	true				
Unfinished Wall	X			Garages and Carports	13820	homesite	frontage	frontage	factor	rate	rate	value	value				
Floor/Carpet	X			Extra Features	34080	small acreage	1.0000			15000	15000	15000	15000				
Number of Rooms	1 5			Total Value	196990		2.4600			5000	5000	12300	12300				
Bedrooms	3																
Central Heat		A		Neighborhood:													
FORCED AIR				Code:	1000												
Plumbing				Dwl/Gar/NC%	1.1900												
Standard	1																
Extra 3 Fixture	1																