

DUDLEY TWP
RIDGEMONT SD

00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100056.0000
C41

RES
2025

sale

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

2022	MANN'S HOLDEN	2013-01-25			
2023	MANN'S HOLDEN	2013-01-25			
2024	MANN'S HOLDEN	2013-01-25			
2025	OSBORN DALE A & BARBARA	2024-05-24	13325	3.464A	
	20513 CR 200	1SD			
	MT VICTORY OH 43340		\$369,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	561	561	561
Acres	3.4600	3.4600	3.4600	3.4600	
Land100%	19970	27310	27310	27310	27300
Bldg100%	77630	107030	107030	107030	107030
Totl100%	97600t	134340t	134340t	134340t	134330t
Cauvl00%					

2027	OSBORN BARBARA JEAN	2026-03-23			
	20513 CR 200	1AF			
	MT VICTORY OH 43340				

Tax Value:					
Land 35%	6990	9560	9560	9560	9560
Bldg 35%	27170	37460	37460	37460	37460
Totl 35%	34160t	47020t	47020t	47020t	47020t
Hmstd35%	26170	35180	35180	35180	
Owner Oc	27.44	31.02	30.98	30.86	hmstd 5250 l 29930 b
Hmstd RB					
Net Tax	1477.48	1742.70	1854.22	1831.20	
Sp-Asmnt	23.26	23.26	29.14	29.14	

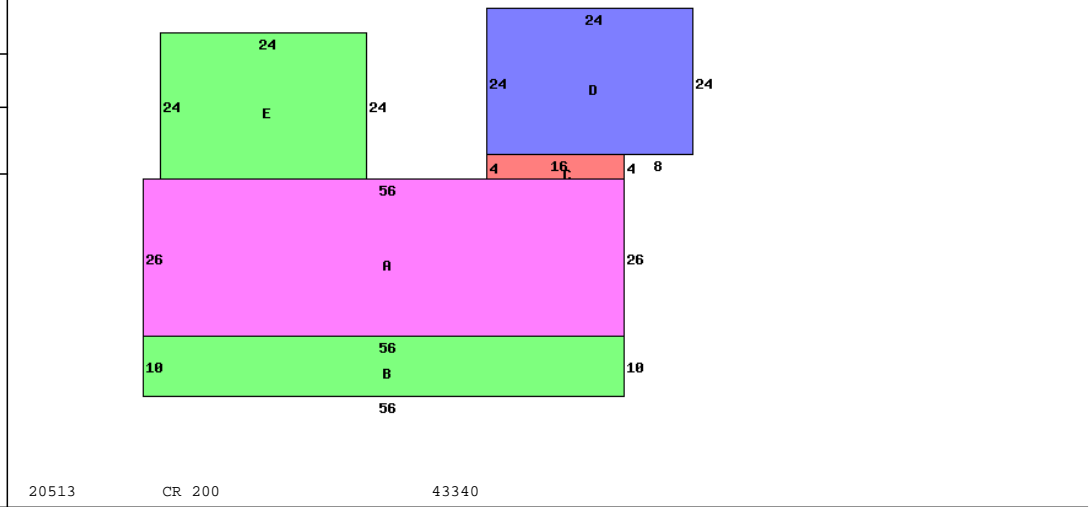
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1456			
	OFF	P		560	16800	b	PORCH
1	F	A		64		c	ADDTN
	OFF	G		576	13820	d	GRAGE
		P		576	17280	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
135	1	2026-03-23	OSBORN BARBARA JEAN	1AF *	0	27310	107030
204	1	2024-05-24	OSBORN DALE A & BARBARA J	1SD	369000	27310	107030
38	1	2013-01-25	MANN'S HOLDEN	1WD	42500	17890	58030
435	1	2012-09-27	FEDERAL HOME LOAN MORTGAG	1SH	54000	17890	58030
654	2	1991-08-19		2UN *	3000	3310	0

4 2 3

Year	Land	Bldg	Total	Net Tax
2021	6990	27170	34160	1507.12
2020	6990	27170	34160	1509.18

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
320 PETERSHEIM - SCIOTO RIVER			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1520	120050
		Basement		1456	26940
		Subtotal			146990
Metal		Roof	GABLE		
Plaster/Drywall	X				
Unfinished Wall	X	Plumbing		2100	
Floor/Carpet	X	Garages and Carports		13820	
Number of Rooms	15	Extra Features		34080	
Bedrooms	3	Total Value		196990	
Central Heat	A	Neighborhood:			
FORCED AIR		Code:		1000	
Plumbing		Dwl/Gar/NC%		1.1900	
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 B F	26X56	1520	MHD	1991GD	157590	.24	.40	85520
2 Pole Build		36X48	1728	C	2017AV	20740	.20		16590
3 P	CAN	12X48	576	C	2017AV	4610	.20		3690
4 P	CAN	8X24	192	C	2017AV	1540	.20		1230
homesite		acres/	effective	depth	actual	effective	extended	true	
small acreage		frontage	frontage	depth	rate	rate	value	value	
		1.0000			15000	15000	15000	15000	
		2.4600			5000	5000	12300	12300	