DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-100056.0000 RES
C41 2026

sale

2023	MANNS HOLDEN	2013-01-25
2024	MANNS HOLDEN	2013-01-25
2025	OSBORN DALE A & BARBA	2024-05-24
2026	OSBORN DALE A & BARBARA	2024-05-24 13325 3.464A
	20513 CR 200	1SD
		$369,000
	MT VICTORY OH 43340	

2028	OSBORN BARBARA JEAN	2026-03-23
	20513 CR 200	1AF
	MT VICTORY OH 43340	

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

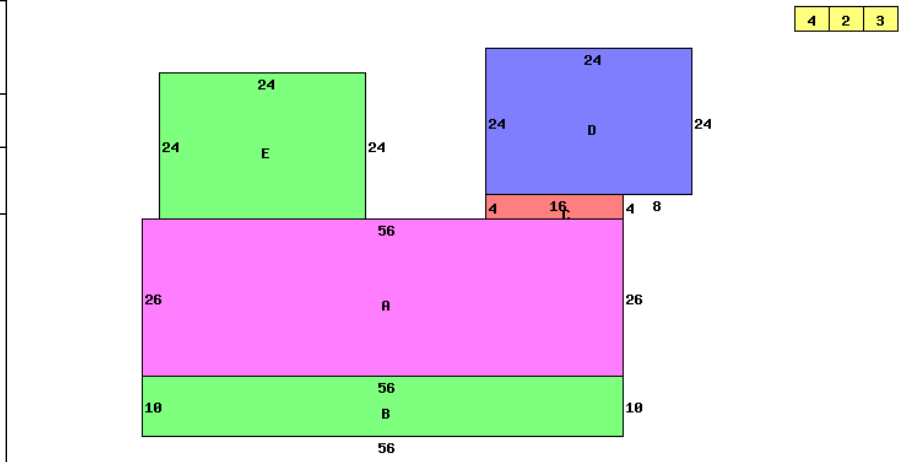
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	561	561	561	0	561	561	561
Acres	3.4600	3.4600	3.4600	3.4600	3.4600			
Land100%	27310	27310	27310	27310		27310	29540	29550
Bldg100%	107030	107030	107030	107030		107030	138630	138640
Totl100%	134340t	134340t	134340t	134340t		134340t	168170t	168190t
Cauv100%								
Tax Value:								
Land 35%	9560	9560	9560	9560		9560	10340	10340
Bldg 35%	37460	37460	37460	37460		37460	48520	48520
Totl 35%	47020t	47020t	47020t	47020t		47020t	58860t	58870t
Hmstd35%	35180		35180	35180		35180	47040	
Owner Oc	31.02	30.98	30.86	30.86	30.86	hmstd 5250 l 29930 b		
Hmstd RB								
Net Tax	1742.70	1854.22	1831.20	1831.20	1831.20			
Sp-Asmnt	23.26	29.14	29.14	29.14				

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

Year	Land	Bldg	Total	Net Tax
2022	6990	27170	34160	1477.48
2021	6990	27170	34160	1507.12

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



20513 CR 200 43340

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1520	120050
	Basement		1456	26940
	Subtotal			146990
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Unfinished Wall	X	Garages and Carports	13820
Floor/Carpet	X	Extra Features	34080
Number of Rooms	1 5	Total Value	196990
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	1000
Plumbing		Dwl/Gar/NC%	1.6300
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 B F	26X56	1520		MHD	1991GD	157590	.24	.40	117130
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.4600				5000	5000	12300	12300

Call Back: Sign: PSN Date: 2018-06-01 Lister:

12-100056.0000-v082020R