DUDLEY TWP
RIDGEMONT SD 00110

Hardin County, Ohio
Michael T. Bacon, Auditor

12-110012.0000 RES
C126 2026

sale

2023 OSBORN BRANDON M & PH	2022-10-26	
2024 OSBORN BRANDON M & PH	2022-10-26	
2025 OSBORN BRANDON M & PH	2022-10-26	
2026 OSBORN BRANDON M & PHYL	2022-10-26 10020	3.00A
19533 CR 200	1SD	
	$0	
MT VICTORY OH 43340		

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

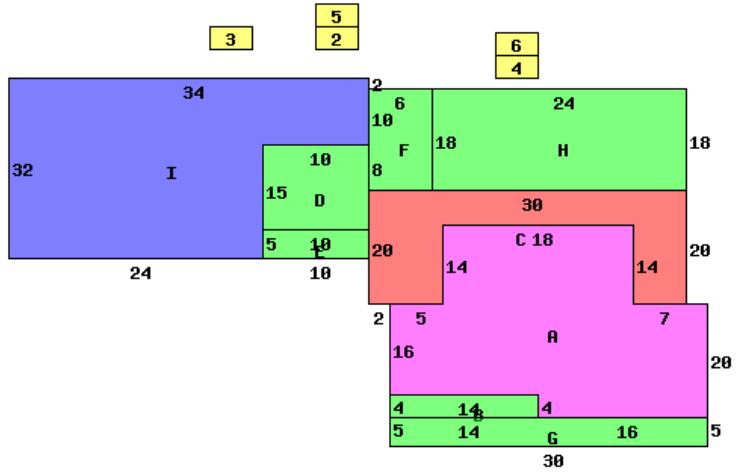
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	25000	25000	25000	25000		25000	27260	27250
Bldg100%	155540	155540	155540	155540		155540	203510	203500
Totl100%	180540t	180540t	180540t	180540t		180540t	230770t	230750t
Cauv100%								
Tax Value:								
Land 35%	8750	8750	8750	8750		8750	9540	9540
Bldg 35%	54440	54440	54440	54440		54440	71230	71230
Totl 35%	63190t	63190t	63190t	63190t		63190t	80770t	80760t
Hmstd35%	50650	50650	50650	50650		50650	68220	
Owner Oc	44.66	44.62	44.42	44.42	44.42	hmstd 5250 l	45400 b	
Hmstd RB								
Net Tax	2339.08	2488.90	2458.02	2458.02	2458.02			
Sp-Asmnt	20.32	26.42	26.42	26.42				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		796		a	*MAIN
	OFP	P		56	1680	b	PORCH
1	F/C	A		348		c	ADDTN
	EFP	P		150	6000	d	PORCH
	RFX	P		50	500	e	PORCH
	OFP	P		108	3240	f	PORCH
	OFP	P		150	4500	g	PORCH
	DK	P		432	6480	h	PORCH
	CB	G		888	21310	i	GRAGE

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
493	1	2022-10-26	OSBORN BRANDON	1SD	*	0	18600	96230
529	1	1997-09-05	OSBORN BRANDON MICHAEL	1QC		50000	88740	46800
841	1	1993-09-16	OSBORNE LEROY C ETAL	1CT	*	0	0	102200

Year	Land	Bldg	Total	Net Tax
2022	6510	33680	40190	1738.78
2021	6510	33680	40190	1773.68

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



19533 CR 200 43340

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1144	105580
	Full Upper	FRAME	796	58240
	Basement		199	4190
	Subtotal			168010
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P P		Fireplaces		2000
Panelled Wall	X		Garages and Carports		21310
Unfinished Wall	X		Extra Features		22400
Floor/Pine	X X		Total Value		213720
Floor/Carpet	X X				
Number of Rooms	1 5 3		PUB ELECTRIC		
Bedrooms	3		PRIV WATER		
			PRIV SEWER		
Fireplace			PUB PAVED ST/RD		
Openings	1				
Stacks	1		Neighborhood:		
Central Heat	A		Code:		1000
FORCED AIR			Dwl/Gar/NC%		1.6300
Plumbing					
Standard	1				

	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		1940		C	OLD/GD	213720	.40	.15	177670
2	Flat Barn		30X40	1200		D	1900FR	11520	.80	.50	1150
3	Shed	*PP	8X10	80			OLD/FR	0			0
4	Shop-Stud	1 F 0	25X27	675		D	1986FR	8100	.70	.50	1220
5	Lean-To		14X30	420		D	1900FR	2690	.70		810
6	Pole Barn		52X66	3432		C	2007AV	41180	.45		22650

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2015-02-12 Lister: