

DUDLEY TWP  
RIDGEMONT SD

00110

Hardin County, Ohio  
Michael T. Bacon, Auditor

12-110012.0000  
C126

RES  
2025

sale

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

2022 OSBORN BRANDON MICHAEL	1997-09-05			
2023 OSBORN BRANDON M & PH	2022-10-26			
2024 OSBORN BRANDON M & PH	2022-10-26			
2025 OSBORN BRANDON M & PHYLLIS	2022-10-26	10020	3.00A	
19533 CR 200	1SD			
MT VICTORY OH 43340	\$0			

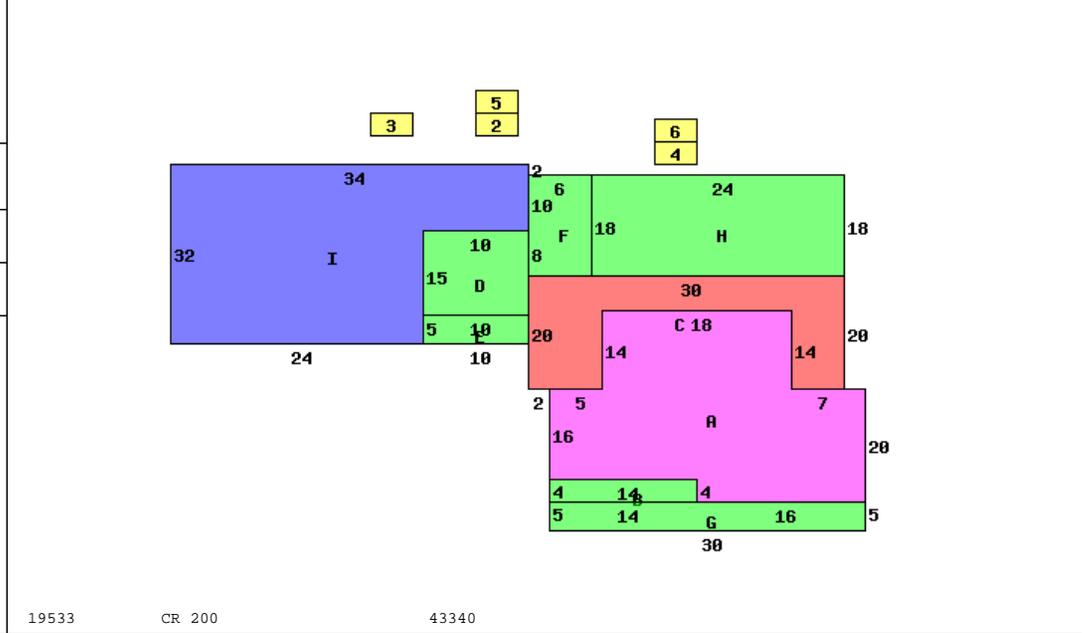
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	3.0000	3.0000	3.0000	3.0000	511
Land100%	18600	25000	25000	25000	25000
Bldg100%	96230	155540	155540	155540	155540
Totl100%	114830t	180540t	180540t	180540t	180540t
Cauv100%					
Tax Value:					
Land 35%	6510	8750	8750	8750	8750
Bldg 35%	33680	54440	54440	54440	54440
Totl 35%	40190t	63190t	63190t	63190t	63190t
Hmstd35%	30320	50650	50650	50650	
Owner Oc	31.80	44.66	44.62	44.42	hmstd 5250 l 45400 b
Hmstd RB					
Net Tax	1738.78	2339.08	2488.90	2458.02	
Sp-Asmnt	20.32	20.32	26.42	26.42	

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

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
2021	6510	33680	40190	1773.68
2020	6510	33680	40190	1776.08

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 2		Sq-Ft Value
Floor Level	Main	FRAME 1144 105580
	Full Upper	FRAME 796 58240
	Basement	199 4190
	Subtotal	168010
Shingle	Roof	GABLE
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
Fireplace		PRIV SEWER
Openings	1	PUB PAVED ST/RD
Stacks	1	Neighborhood:
Central Heat	A	Code: 1000
FORCED AIR		Dwl/Gar/NC% 1.1900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1940		C	OLD/GD	.40	.15	129710
2 Flat Barn		30X40	1200	D	1900FR	.80	.50	1150
3 Shed	*PP	8X10	80		OLD/FR	0		0
4 Shop-Stud	1 F 0	25X27	675	D	1986FR	.80	.50	1220
5 Lean-To		14X30	420	D	1900FR	.70		810
6 Pole Barn		52X66	3432	C	2007AV	.45		22650

homesite	effective	depth	actual	effective	extended	true
1.0000	frontage	frontage	rate	rate	value	value
2.0000	15000	15000	5000	5000	10000	10000