

HALE TWP  
RIDGEMONT SD

00150

Hardin County, Ohio  
Michael T. Bacon, Auditor

16-040018.0000  
D73

AGR  
2025

sale

Eff Rate:- 47.75 — 40.86 — 41.23 — 40.16 — a/r

2022 OSBORN DENNIS C & LIN	2016-08-22				
2023 OSBORN DENNIS C & LIN	2016-08-22				
2024 OSBORN DENNIS C & LIN	2016-08-22				
2025 HORN OHIO PROPERTIES LL	2024-07-11	10839-13272	13.814A		
15617 SR 273				1WD	
MT VICTORY OH 43340				\$500,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	13.8140	13.8140	13.8140	13.8140	
Land100%	81230	90030	90030	90030	90020
Bldg100%	219200	229340	229340	229340	229350
Totl100%	300430t	319370t	319370t	319370t	319370t
Cauv100%	32400	52140	52140	52140	52150
Tax Value:					
Land 35%	11340	18250	18250	18250	31510
Bldg 35%	76720	80270	80270	80270	80270
Totl 35%	88060t	98520t	98520t	98520t	111780t
Hmstd35%	20020	23140			
Owner Oc	21.06	20.44	20.42		
Hmstd RB					
Net Tax	3813.44	3656.78	3693.28	3612.34	
Cauv Sav	744.20	494.92	499.84	486.18	
Sp-Asmnt	53.30	53.30	58.22	58.22	

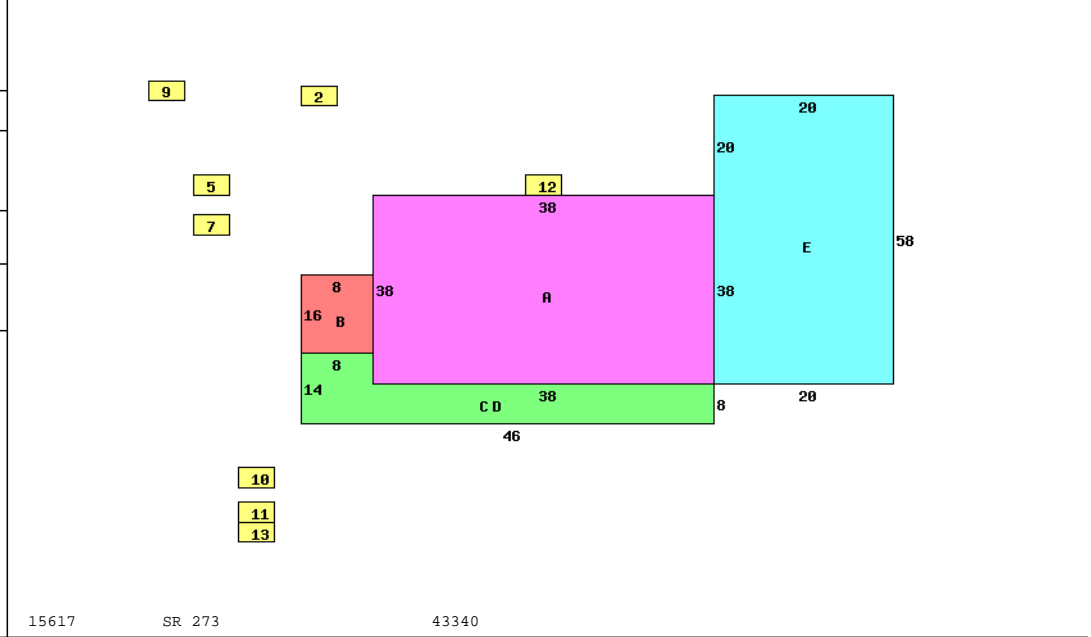
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		1444			
1	F	A		128			ADDTN
	STP	P		416	1660		PORCH
	CAN	P		416	3330		PORCH
04	F	O		1160	13920		OTHER

#3 is a salon  
12-8-08 pt of barn is a dwlg.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
280	1	2024-07-11	HORN OHIO PROPERTIES LLC	1WD	500000	90030	229340
363	1	2016-08-22	OSBORN DENNIS C & LINDA F	1WD *	0	59510	143260
412	1	1990-05-25		1WD	28000	0	18310
411	2	1990-05-25		2WD	28000	18310	0

Year	Land	Bldg	Total	Net Tax
2021	11340	76720	88060	3847.16
2020	11340	76360	87700	3858.08

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



15617 SR 273 43340

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1572 123510
	Full Upper	FRAME	1444 68560
	Subtotal		192070
Plaster/Drywall	D	Heating	-3510
Floor/Carpet	X	Extra Features	18910
Floor/Tile-Lino	X	Total Value	207470
Number of Rooms	5		
Bedrooms	2	PUB ELECTRIC	
Plumbing		PRIV WATER	
Standard	1	PRIV SEWER	
		PUB PAVED ST/RD	
		Topo: ROLLING	
		Neighborhood:	
		Code:	1600
		Dwl/Gar/NC%	1.3100

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 F		3016		D	OLD/AV		165980	.55	.50	48920
2 Shed	*NV	0	16X20	320		OLD/PR		0			0
3 Shop-Stud			24X24	576	C	1999AV		8640	.55		3890
5 P	CAN		6X24	144	D	1999AV		920	.55		410
6 P	PAT		6X24	144	D	1999AV		350	.55		160
7 P	CAN		6X24	144	D	1999AV		920	.55		410
8 P	PAT		6X24	144	D	1999AV		350	.55		160
9 Pole Build			48X48	2304	D	2011AV		22120	.35		14380
10 RETAIL			3408	48.91	C	2014AV		166690	.15		141690
11 P	OFP		1200	15.00	C	2015AV		18000	.25		13500
12 Flat Barn			20X38	760	D	1900F		7300		.50	3650
13 P	CAN		16X20	320	C	2020AV		2560	.15		2180
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	3.1221	6030	18830	2660	8310					
C 2	BOB BLOUNT SILT LOAM, 2	2.4573	5770	14180	2360	5800					
C 39	PM PEWAMO SILTY CLAY L	6.4681	6490	41980	3560	23030					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
C 51	WSTL WASTE LAND	.2102	120	30	50	10					
980	ROAD ROAD	.5563									
		13.814		90020	(100%)	52150	CAUV #	4646			
				31510	( 35%)	18250					

Call Back: Sign: PSN Date: 2016-02-12 Lister: 16-040018.0000-v082020R  
Call Back: Sign: PSN Date: 2015-03-13 Lister: