

HALE TWP
RIDGEMONT SD

00150

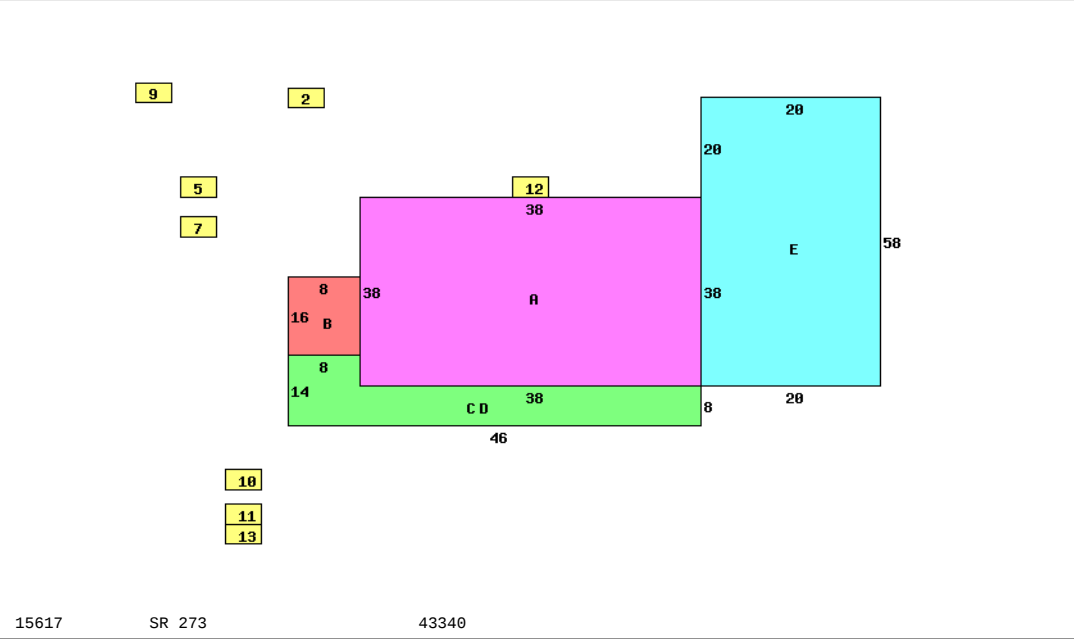
Hardin County, Ohio
Michael T. Bacon, Auditor

16-040018.0000
D73

AGR
2024

2021 OSBORN DENNIS C & LIN		2016-08-22	Tax Year				2021	2022	2023	2024	CAMA
2022 OSBORN DENNIS C & LIN		2016-08-22	Prop Cls				111	111	111	111	111
2023 OSBORN DENNIS C & LIN		2016-08-22	Acres				13.8140	13.8140	13.8140	13.8140	
2024 OSBORN DENNIS C & LINDA		2016-08-22	Land100%				81230	81230	90030	90030	90020
15617 SR 273		1WD	Bldg100%				219200	219200	229340	229340	229350
			Totl100%				300430t	300430t	319370t	319370t	319370t
MT VICTORY OH 43340		\$0	Cauv100%				32400	32400	52140	52140	52150
			Tax Value:								
			Land 35%				11340	11340	18250	18250	31510
			Bldg 35%				76720	76720	80270	80270	80270
			Totl 35%				88060t	88060t	98520t	98520t	111780t
			Hmstd35%				20020	20020	23140		
			Owner Oc				21.42	21.06	20.44	20.42	
			Hmstd RB								
			Net Tax				3847.16	3813.44	3656.78	3693.28	
			Cauv Sav				750.78	744.20	494.92	499.84	
			Sp-Asmnt				45.00	53.30	53.30	58.22	
2025 HORN OHIO PROPERTIES LL			2024-07-11								
15617 SR 273			1WD								
MT VICTORY OH 43340											

SHB+ 2 1	CONS F F STP CAN 04	TYPE M A P O	FACT 1444 128 416 3330 1160	SQ-FT 1444 128 416 3330 1160	VALUE 1660 3330 13920	a b c d e	*MAIN ADDTN PORCH PORCH 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			
2020	11340	76360	87700	3858.08			
2019	15600	73970	89570	3671.78			
p r o j e c t							
902	MAIN DISTRICT CONSERVANCY			XA/2024	ben acres	/ %	factor
165	FAUCETT - SCIOTO			XA/2024			
500	HARDIN COUNTY LANDFILL			XA/2024			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS																													
				Sq-Ft		Value		Bldg Type		SHB+Cons		DixHt		Area		Unit		Grade		Blt/Renov		Cond		Replace		Value		Phy		Fnc		True	
Story Height 1				1572		123510		1 DWELLING		2 F		3016		320				D		OLD/AV				165980		.55		.50		48920			
Floor Level				1444		68560		2 Shed		*NV		16X20		576						C		1999AV		8640		.55				3890			
				192070				3 Shop-Stud				24X24		144				D		1999AV		920		.55						410			
								5 P		CAN		6X24		144				D		1999AV		350		.55						160			
								6 P		PAT		6X24		144				D		1999AV		920		.55						410			
								7 P		CAN		6X24		144				D		1999AV		350		.55						160			
								8 P		PAT		6X24		144				D		1999AV		22120		.35						14380			
								9 Pole Build				48X48		3408		48.91		C		2014AV		166690		.15						141690			
								10 RETAIL						1200		15.00		C		2015AV		18000		.25						13500			
								11 P		Ofp				760				D		1900F		7300				.50				3650			
								12 Flat Barn				20X38		320		8.00		C		2020AV		2560		.15						2180			
								13 P		CAN		16X20																					
Plaster/Drywall				Heating		-3510		Tab #		S O I L		Acres		Mkt/Ac		Market		Au/Ac		Cauv													
Floor/Carpet				Extra Features		18910		C 1		BOA		BLOUNT SILT LOAM 0-		3.1221		6030		18830		2660		8310											
Floor/Tile-Lino				Total Value		207470		C 2		BOB		BLOUNT SILT LOAM, 2		2.4573		5770		14180		2360		5800											
Number of Rooms								C 39		PM		PEWAMO SILTY CLAY L		6.4681		6490		41980		3560		23030											
Bedrooms								670		HSITE		HOMESITE		1.0000		15000		15000		15000		15000											
Plumbing								C 51		WSTL		WASTE LAND		.2102		120		30		50		10											
Standard								980		ROAD		ROAD		.5563																			
														13.814				90020		(100%)		52150		CAUV #		4646							
																		31510		(35%)		18250											
Call Back:								Sign: PSN		Date: 2016-02-12		Lister:																					
Call Back:								Sign: PSN		Date: 2015-03-13		Lister:																					