

HALE TWP
RIDGEMONT SD

00150

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

01:22 AM

16-080004.0000
B02

AGR
2025

sale

2022 OSBORN DALE A
2023 OSBORN DALE A
2024 OSBORN DALE A
2025 OSBORN DALE A
SR 31 (REAR)

10005 15.00A

\$0

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	15.0000	15.0000	15.0000	15.0000	
Land100%	56260	61540	61540	61540	61530
Bldg100%				0	
Totl100%	56260t	61540t	61540t	61540t	61530t
Cauv100%	7030	22940	22940	22940	22940
Tax Value:					
Land 35%	2460	8030	8030	8030	21540
Bldg 35%					0
Totl 35%	2460t	8030t	8030t	8030t	21540t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	107.12	299.72	302.68	294.42	
Cauv Sav	750.26	504.26	509.26	495.36	
Sp-Asmnt	2.17	2.17	6.79	6.79	

L/C JOSEPH & IDA PETERSHEIM ETAL 4-30-2024 \$1,264,000
INCLUDES 12-010008 AND ALL PARCELS COMBINED TO IT

Year	Land	Bldg	Total	Net Tax
2021	2460	0	2460	108.06
2020	2460	0	2460	108.22

Project
902 MAIN DISTRICT CONSERVANCY XA/2025 ben acres / % factor

SR 31 REAR

Topo: ROLLING

Neighborhood:
Code: 1600
Dwl/Gar/NC% 1.3100

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB BLOUNT SILT LOAM, 2	1.2823	5770	7400	2360	3030
C 8	EE EEL SILT LOAM, OCCA	.3747	5550	2080	2460	920
C 14	GWB GLYNWOOD SILT LOAM	1.8732	5400	10120	1750	3280
C 35	OCA OCKLEY LOAM, 0-2% S	1.7155	5900	10120	2630	4510
W 2	BOB BLOUNT SILT LOAM, 2	.0866	3130	270	470	40
W 8	EE EEL SILT LOAM, OCCA	6.6719	3990	26620	1460	9740
W 14	GWB GLYNWOOD SILT LOAM	1.3610	2830	3850	750	1020
W 35	OCA OCKLEY LOAM, 0-2% S	.2032	4450	900	1630	330
C 51	WSTL WASTE LAND	1.4316	120	170	50	70

15 61530 (100%) 22940 CAUV # 1569
21540 (35%) 8030

Call Back: Sign: PSN Date: 2014-12-05 Lister: 16-080004.0000-v082020R