

HALE TWP
RIDGEMONT SD

00150

Hardin County, Ohio
Michael T. Bacon, Auditor

16-150038.0000
A42

AGR
2025

sale

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

2022 OSBORN HARVEY D & JES	2010-02-12
2023 OSBORN HARVEY D & JES	2010-02-12
2024 OSBORN HARVEY D & JES	2010-02-12
2025 OSBORN HARVEY D & JESSI	2010-02-12 10706 10.00A
23496 TR 230	1WD
LARUE OH 43332	\$235,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	10.0000	10.0000	10.0000	10.0000	
Land100%	50060	55940	55940	55940	55930
Bldg100%	208910	239340	239340	239340	239340
Totl100%	258970t	295290t	295290t	295290t	295270t
Cauv100%	16540	26000	26000	26000	26010

Orig Tax Year 1995
Parent: 16-150037.0000

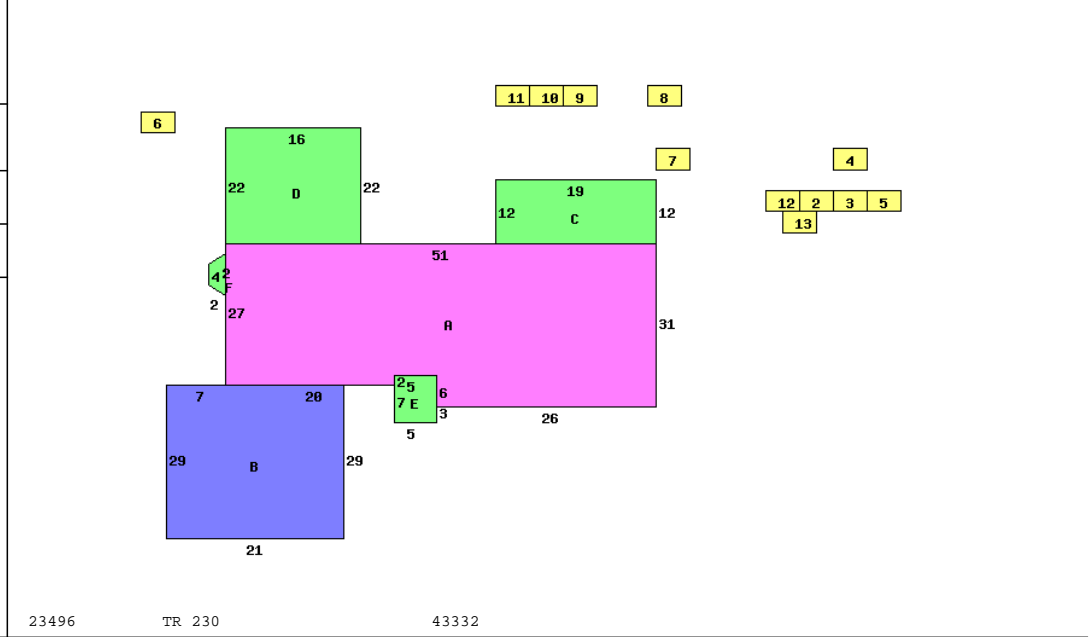
Tax Value:	5790	9100	9100	9100	19580
Land 35%	73120	83770	83770	83770	83770
Bldg 35%	78910t	92870t	92870t	92870t	103340t
Totl 35%	72100	79550	79550	74450	
Hmstd35%	75.82	70.30	70.22	65.02	
Owner Oc					hmstd 5250 l 69200 b
Hmstd RB					
Net Tax	3360.28	3396.02	3430.48	3340.16	
Net Tax	510.76	391.16	395.06	384.26	
Cauv Sav	26.63	26.63	29.86	29.86	
Sp-Asmnt					

SHB+ 1 B	CONS F	TYPE M	FACT G	SQ-FT 1471	VALUE 14620	a *MAIN
	F	P	P	609	14620	b GRAGE
	EFF	G	P	228	9120	c PORCH
	PAT	P	P	352	1060	d PORCH
	OFF	P	P	45	1350	e PORCH
	BAY	P	P	12	460	f PORCH

Sale# 56	#p 1	sale date 2010-02-12	To OSBORN HARVEY D & JESSICA	Type/Invalid? 1WD	Sale\$ 235000	co:land 25340	co:bldg 201690
192	2	2009-06-29	SALTZMAN JUNE B	2AF *	22000	25340	201690
1044	1	1994-11-07	SALTZMAN ROBERT G & JUNE	1WD *		0	0
Year 2021	Land 5790	Bldg 73120	Total 78910	Net Tax 3389.44			
2020	5790	73120	78910	3394.18			

Project
500 HARDIN COUNTY LANDFILL XA/2025
312 KASLER JOINT #1064 - SCIOTO XA/2025

ben acres / % factor



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main FRAME 1471 115780
	Basement 1426 26400
	Subtotal 142180
Shingle	Roof GABLE
Plaster/Drywall	D D 1426 sq ft Basement Finish 15200
Unfinished Wall	X D Fireplaces 2000
Floor/Hardwood	X X Air Conditioning 2590
Floor/Concrete	X X Plumbing 4900
Floor/Tile-Lino	T T Garages and Carports 14620
Number of Rooms	3 5 Extra Features 11990
Bedrooms	3 Total Value 193480

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	2897	600		C	1996GD		193480	.22		197700
2 Garage	F	20X30	180		C	1995GD		18840	.55		11110
3 P	OFFP	6X30	720		C	1995GD		5400	.55		2430
4 Shed	1 F	24X30	600		C	1996AV		8640	.60		3460
5 Pole Build	F	30X20	0		C	2000AV		7500	.55		3380
6 GAZEBO	*PP		0			OLD/		0			0
7 Shed		10X20	200		D	OLD/AV		1920	.65		670
8 POND	*.24ac		0			OLD/		0			0
9 P	DK	16X32	512		D	1999AV		6140	.55		2760
10 P	DK		866		D	1999AV		10390	.55		4680
11 P	EFFP	14X17	238		C+	1999AV		10470	.55		4710
12 Lean-To		30X32	960		C	2017AV		7680	.20		6140
13 Lean-To		12X30	360		C	2017AV		2880	.20		2300

Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
GEOHERMAL		Topo: ROLLING
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 1600
Extra 3 Fixture	2	Dwl/Gar/NC% 1.3100
Extra Fixture	1	

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 15	GYB2	3.9654	5020	19910	1230	4880
C 16	GVC2	2.9505	4750	14010	1050	3100
C 39	PM	.0146	6490	90	3560	50
C 44	SA	1.0524	6390	6720	2770	2920
W 44	SA	.0395	3840	150	880	40
C 51	WSTL	.4226	120	50	50	20
670	HSITE	1.0000	15000	15000	15000	15000
970	DROW	.2200				
980	ROAD	.3350				

10 55930 (100%) 26010 CAUV # 3684
19580 (35%) 9100

Call Back: Sign: PSN Date: 2014-12-08 Lister: 16-150038.0000-v082020R
Call Back: Sign: LRS Date: 2009-06-23 Lister: