



**Clark County GIS - John S. Federer**  
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 gis@clarkcountyohio.gov

Report generated: Friday, April 14, 2023

**Parcel Report**



**Base Data**

**Parcel Number:** 3000700002000034

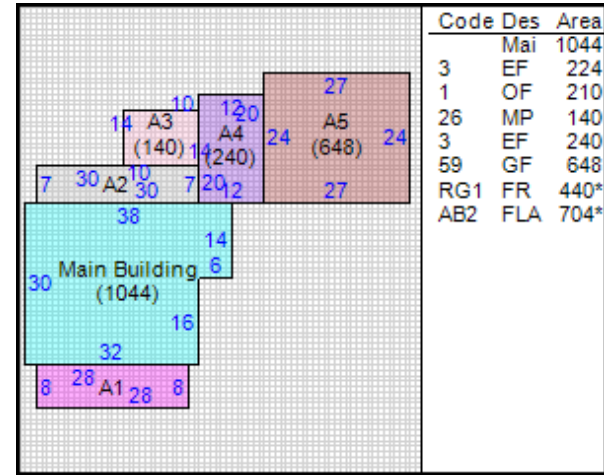
**Owner Name:** OSBORN GARY W

**Property Address:** 2626 RIDGE RD, SPRINGFIELD 45502

**Percent Owned %:** 100

**Valuation**

	<b>Appraised</b>	<b>Assessed (35%)</b>
<b>Land Value:</b>	\$116,540.00	\$40,790.00
<b>Building Value:</b>	\$133,270.00	\$46,640.00
<b>Total Value:</b>	\$249,810.00	\$87,430.00
<b>CAUV Value:</b>	\$0.00	
<b>Taxable Value:</b>	\$87,430.00	



**Legal**

**Neighborhood:** 300R0000

**Legal Description:** PT S W QR

**Legal Acres:** 10.28

**Land Use:** 512 SINGLE FAMILY, 10-19.999 AC UNPLATTED

**Map Number:** SSE4-00

**Class:** R

**Tax Credits**

**Homestead Exemption:** No

**2.5% Reduction:** No

**Land**

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
HOMESITE			1	43,560	35,480
UNDEVELOPED/RESIDUAL			9.14	398,138	81,060
RIGHT OF WAY			0.14	6,098	0

**Land Totals**

**Effective Total Acres** 10.28  
**Effective Total Square Footage** 447,796  
**Total Value** \$116,540.00

**Valuation**

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**Sales**

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
11/01/2018	\$0.00	LUTHE SUZANNE M	OSBORN GARY W	3
05/02/2013	\$150,000.00	SIMMONS CHERYL J	LUTHE SUZANNE M	

**Improvements**

Card	Code	Year Built	Year Remodeled	Dimensions	Grade	Condition	Depreciation	Appraised Value	Assessed Value
1	RG1	1948		22 * 20	C	F	23.114	\$2,950.00	\$1,032.50
1	AB2	1900		32 * 22	D	P	11.96	\$2,020.00	\$707.00

**Improvements Totals**

**Total Appraised Value** \$4,970.00  
**Total Assessed Value** \$1,739.50

## Residential

**Card:** 1

**Style:** Old Style

**Year Remodeled:**

**Number of Bedrooms:** 4

**Number of Half Baths:** 0

**Basement:** Full BSMT

**Heating System Type:** HOT AIR

**Attic:** UNFIN

**Grade:** C-

**Total Living Area:** 2,088

**Recreation Room Area:**

**Brick/Stone Trim:**

**Fireplace Openings:** 0

**Percent Complete:**

**Number of Stories:** 2

**Year Built:** 1890

**Total Number of Rooms:** 7

**Number of Full Baths:** 1

**Number of Family Rooms:** 1

**Exterior Wall:** FRAME

**Heat:** CENTRAL HEAT W/ AC

**Heating Fuel Type:** OIL

**Ground Floor Area:** 1,044

**Unfinished Area:**

**Finished Basement Area:**

**Fireplace Stacks:** 0

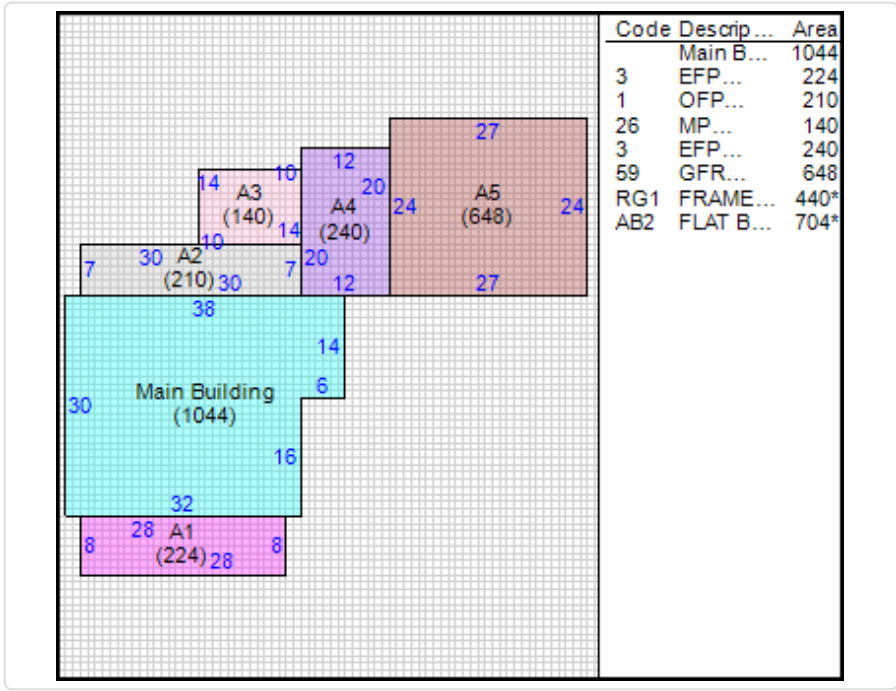
**PreFab Fireplaces:**

## Photos



3000700002000034 06/30/2017

## Sketches



Clark County, Ohio

v2023-03-10