LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-010015.0000 AGR
B43 2026

sale

2023	SEARSON FRED N & NANC	1991-05-03
2024	SEARSON FRED N & NANC	1991-05-03
2025	SEARSON FRED N & NANC	1991-05-03
2026	SEARSON FRED N & NANCY	1991-05-03 10053 88.30A
	9737 TR 120	1UN
		$142,861
	KENTON OH 43326	

Eff Rate:– 43.90 — 46.27 — 45.98 — 45.98 — a/r

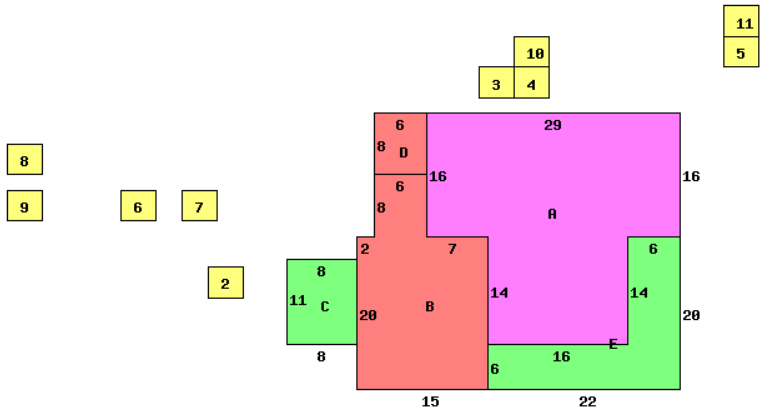
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	88.3000	88.3000	88.3000	88.3000	88.3000			
Land100%	506370	506370	506370	506370		506370	734200	734200
Bldg100%	142600	142600	142600	142600		142600	175830	175820
Totl100%	648970t	648970t	648970t	648970t		648970t	910030t	910020t
Cauv100%	231800	231800	231800	231800		506370	734200	196120
Tax Value:								
Land 35%	81130	81130	81130	81130		81130	68640	256970
Bldg 35%	49910	49910	49910	49910		49910	61540	61540
Totl 35%	131040t	131040t	131040t	131040t		131040t	130180t	318510t
Hmstd35%	49740	49740	49740	49740		49740	63720	
Owner Oc	43.90	43.84	43.72	43.72	43.72	hmstd 5250 l	44490 b	
Hmstd RB	362.10	410.26	422.08	422.08	422.08			
Net Tax	4883.68	5147.58	5098.24	5098.24	5098.24			
Cauv Sav	5481.82	3879.24	4108.06	4080.46				
Sp-Asmnt	312.05	393.36	393.36	393.36				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		688		a	*MAIN
1	F/C	A		348		b	ADDTN
	EFP	P		88	3520	c	PORCH
1	F/C	A		48		d	ADDTN
	OFP	P		216	6480	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
320	1	1991-05-03		1UN *	142861	0	125310
318	1	1991-05-03		1UN *	0	0	125310

Year	Land	Bldg	Total	Net Tax
2022	42130	38140	80270	3247.78
2021	42130	38140	80270	3259.96

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
155	FAUST - SCIOTO RIVER	XA/2025			



9737 TR 120 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1084	104280
	Full Upper	FRAME	688	53490
	Basement		688	13030
	Subtotal			170800
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Plumbing	1400
Unfinished Wall	X		Extra Features	10000
Floor/Pine	X	X	Total Value	182200
Number of Rooms	4	3		
Bedrooms		3	PUB ELECTRIC	
			PRIV WATER	
Central Heat		A	PRIV SEWER	
FORCED AIR			PUB PAVED ST/RD	
Plumbing				
Standard	1		Neighborhood:	
Extra 2 Fixture	1		Code:	2600
			Dwl/Gar/NC%	1.4000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1772		C	OLD/GD	182200	.40		153050
2	Garage		24X30	720		C	1940FR	17280	.70		7260
3	Lean-To		48X50	2400		D	1940FR	15360	.70		4610
4	Flat Barn		36X50	1800		D	1940FR	17280	.80	.50	1730
5	Flat Barn		32X50	1600		D	1940FR	15360	.80	.50	1540
6	Grain Bin	*PP	24X16	384		C	1975AV	0			0
7	Shed		26X45	1170		C	1978AV	14040	.65		4910
8	Grain Bin	*PP	24X20	480		C	1980AV	0			0
9	Grain Bin	*PP	24X20	480		C	1980AV	0			0
10	Lean-To		20X36	720		D	1940FR	4610	.70		1380
11	Lean-To		20X30	600		D	1960AV	3840	.65		1340

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	12.8901	8740	112660	2550	32870
C	2	BOB	BLOUNT SILT LOAM, 2	23.2552	8370	194650	2230	51860
C	39	PM	PEWAMO SILTY CLAY L	24.2446	9410	228140	3450	83640
W	1	BOA	BLOUNT SILT LOAM 0-	13.4048	5230	70110	230	3080
W	2	BOB	BLOUNT SILT LOAM, 2	.3181	4540	1440	230	70
W	39	PM	PEWAMO SILTY CLAY L	2.0173	7790	15710	230	460
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	.8199				
C	1	BOA	BLOUNT SILT LOAM 0-	4.2839	8740	37440	230	990
C	2	BOB	BLOUNT SILT LOAM, 2	4.5976	8370	38480	230	1060
C	39	PM	PEWAMO SILTY CLAY L	1.4685	9410	13820	230	340
				88.3		734200	(100%)	196120
						256970	(35%)	68640

CAUV # 2360

Call Back: Sign: PSN Date: 2015-03-30 Lister:
Call Back: Sign: PSN Date: 2015-03-30 Lister:

26-010015.0000-v082020R