

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-010041.0000  
B18

AGR  
2025

sale

Eff Rate:- 49.68 — 43.90 — 46.27 — 45.98 — a/r

2022 WILCOX DUSTIN RYAN &	2005-04-25			
2023 WILCOX DUSTIN RYAN &	2005-04-25			
2024 WILCOX DUSTIN RYAN &	2005-04-25			
2025 WILCOX DUSTIN RYAN & DA	2005-04-25	10053	3.022A	
9731 CR 106	1SD			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	111	111	111
Acres	.8300	.8300	3.0220	3.0220	
Land100%	11340	13510	26510	26510	26510
Bldg100%	100800	146370	176030	176030	176030
Totl100%	112140t	159890t	202540t	202540t	202540t
Cauv100%		20600	20600	20590	20590
Tax Value:					
Land 35%	3970	4730	7210	7210	9280
Bldg 35%	35280	51230	61610	61610	61610
Totl 35%	39250t	55960t	68820t	68820t	70890t
Hmstd35%	39250	55960	56480	56480	
Owner Oc	37.98	49.38	49.78	49.64	
Hmstd RB					
Net Tax	1760.14	2209.54	2892.12	2872.52	
Sp-Asmnt	23.74	23.74	88.50	87.88	
			60.10	60.10	

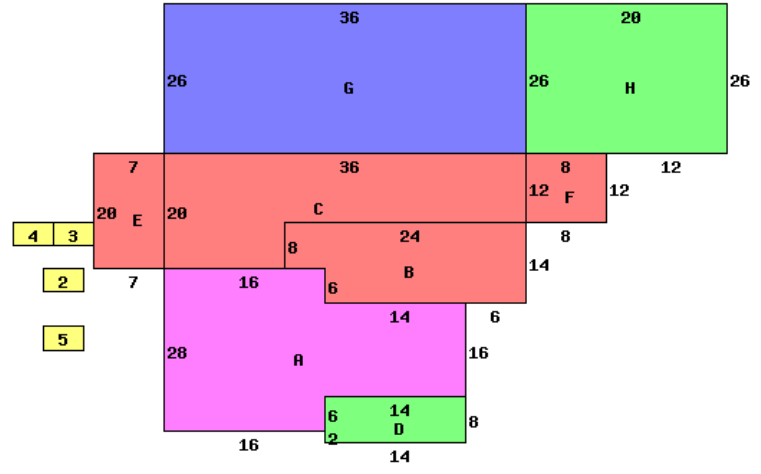
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		672		b	ADDTN
1 B	F	A		312		c	ADDTN
1	F/C	A		528	3360	d	PORCH
1	OPF	P		112		e	ADDTN
1	B/C	A		140		f	ADDTN
1	B/C	A		96		g	GRAGE
	F	G		936	22460	h	PORCH
	PAT	P		520	1560		

#: 58 L/W  
2024 dupl combined parcels  
260100580000 2.1796a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
144	1	2005-04-25	WILCOX DUSTIN RYAN & DAC	1SD *	0	7200	33230
16	1	2004-01-16	WILCOX DUSTIN R	1WD *	0	7200	33230
131	2	1999-04-05	WILCOX DAVID L	2QC *	0	6310	31200

Year	Land	Bldg	Total	Net Tax
2021	3970	35280	39250	1766.84
2020	3970	35280	39250	1524.72

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
500 HARDIN COUNTY LANDFILL XA/2025  
ben acres / % factor



9731 CR 106 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1748 133480
Part Upper	FRAME 672 32160
Basement	984 18350
Subtotal	183990
Metal Roof	GABLE
Plaster/Drywall	X X Fireplaces 2000
Panelled Wall	X Air Conditioning 4310
Unfinished Wall	X Plumbing 2100
Floor/Carpet	X X Garages and Carports 22460
Floor/Concrete	X Extra Features 4920
Floor/Tile-Lino	X Total Value 219780
Number of Rooms	1 4 3
Bedrooms	1 2
Fireplace	
Openings	1 PUB ELECTRIC
Stacks	1 PRIV WATER
Central Heat	A Neighborhood:
FORCED AIR	Code: 2600
Heat Pump	A Dwl/Gar/NC% 1.1100
Plumbing	
Standard	1
Extra 3 Fixture	1

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	2420			C	OLD/GD	219780	.40		146370
2 Shelter		25X66	1650		D	1983AA	7100	.65		2490 ALL SD OPN
3 Lean-To		20X63	1260		C	1983AV	10080	.65		3530
4 Pole Build		48X63	3024		C	1983AV	36290	.65		12700
5 Pole Build		44X74	3256		C	1983AV	31260	.65		10940 1 SIDE OPN

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.1170	6030	6740	2660	2970
C 52	PKA PEWAMO SICL 0-1% SL	.7350	6490	4770	3560	2620
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD ROAD	.1700				

3.022 26510 (100%) 20590 CAUV # 3633  
9280 ( 35%) 7210