LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-010041.0000 AGR
B18 2026

sale

2023 WILCOX DUSTIN RYAN &	2005-04-25	
2024 WILCOX DUSTIN RYAN &	2005-04-25	
2025 WILCOX DUSTIN RYAN &	2005-04-25	
2026 WILCOX DUSTIN RYAN & DA	2005-04-25 10053	3.022A
9731 CR 106	1SD	
	$0	
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	511	111	111	111	0	111	111	111
Acres	.8300	3.0220	3.0220	3.0220	3.0220			
Land100%	13510	26510	26510	26510		26510	38430	38430
Bldg100%	146370	176030	176030	176030		176030	214290	214280
Totl100%	159890t	202540t	202540t	202540t		202540t	252710t	252710t
Cauv100%		20600	20600	20600		26510	38430	27140
Tax Value:								
Land 35%	4730	7210	7210	7210		7210	9500	13450
Bldg 35%	51230	61610	61610	61610		61610	75000	75000
Totl 35%	55960t	68820t	68820t	68820t		68820t	84500t	88450t
Hmstd35%	55960	56480	56480	56480		56480	72230	
Owner Oc	49.38	49.78	49.64	49.64	49.64	hmstd 5250 l	51230 b	
Hmstd RB								
Net Tax	2209.54	2892.12	2872.52	2872.52	2872.52			
			88.50	87.88				
Sp-Asmnt	23.74	60.10	60.10	60.10				

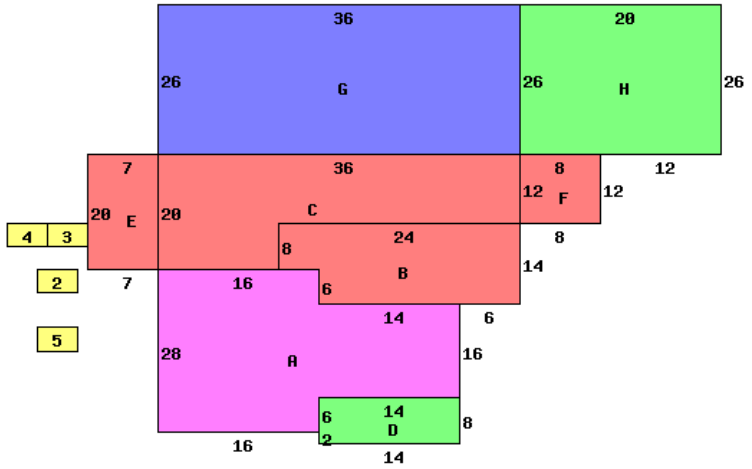
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		672		a	*MAIN
1 B	F	A		312		b	ADDTN
1	F/C	A		528		c	ADDTN
	OFP	P		112	3360	d	PORCH
1	B/C	A		140		e	ADDTN
1	B/C	A		96		f	ADDTN
	F	G		936	22460	g	GRAGE
	PAT	P		520	1560	h	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	3970	35280	39250	1760.14
2021	3970	35280	39250	1766.84

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



9731 CR 106 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1748	133480
	Part Upper	FRAME	672	32160
	Basement		984	18350
	Subtotal			183990
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		X			
Number of Rooms		1	4	3	
Bedrooms		1	2		
Fireplace					
Openings		1			
Stacks		1			
Central Heat				A	
FORCED AIR					
Heat Pump				A	
Plumbing					
Standard		1			
Extra 3 Fixture		1			

Fireplaces		2000
Air Conditioning		4310
Plumbing		2100
Garages and Carports		22460
Extra Features		4920
Total Value		219780
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Neighborhood:		
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	1HB F		2420		C	OLD/GD	219780	.40		184620	
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	8740	9760	2550	2850
C 52	PKA	PEWAMO SICL 0-1% SL	.7350	9410	6920	3450	2540
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.1700				
			3.022		38430	(100%)	27140
					13450	(35%)	9500

CAUV # 3633

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