

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-020063.0000
C13.01

AGR
2025

sale

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

2022 DULYNN FARMS LLC	2019-09-13			
2023 DULYNN FARMS LLC	2019-09-13			
2024 DULYNN FARMS LLC	2019-09-13			
2025 DULYNN FARMS LLC	2019-09-13 10544 6.661A			
9970 TR 120	2FD			
KENTON OH 43326	\$220,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	6.6610	6.6610	6.6610	6.6610	49430
Land100%	44110	49430	49430	49430	185710
Bldg100%	125970	185710	185710	185710	235140t
Totl100%	170090t	235140t	235140t	235140t	31060
Cauv100%	20800	31060	31060	31060	

Orig Tax Year 2020
Parent: 26-020018.0000

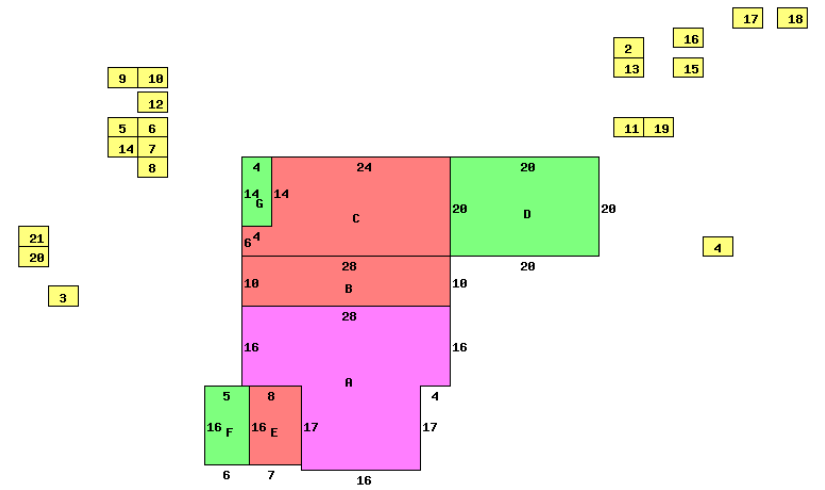
Tax Value:					
Land 35%	7280	10870	10870	10870	17300
Bldg 35%	44090	65000	65000	65000	65000
Totl 35%	51370t	75870t	75870t	75870t	82300t
Hmstd35%	26360	34880	34790	34790	
Owner Oc	25.50	30.78	30.74	30.58	
Hmstd RB	392.36	362.10	410.26	422.08	hmstd 5250 l 29540 b
Net Tax	1935.50	2669.74	2802.28	2768.82	
Cauv Sav	373.82	259.58	274.88	273.04	
Sp-Asmnt	154.46	154.46	192.84	192.84	

SHB+ 1T	CONS F	TYPE M	FACT	SQ-FT 720	VALUE	a *MAIN
1	F/C	A		280		b ADDTN
1	F/C	A		504		c ADDTN
	PAT	P		400	1200	d PORCH
1	F/C	A		112		e ADDTN
	STP	P		96	380	f PORCH
	EFP	P		56	2240	g PORCH

#64 L/W
260200640000 6.617A

Sale# 399	#p 2	sale date 2019-09-13	To DULYNN FARMS LLC	Type/Invalid? 2FD	Sale\$ 220000	co:land 0	co:blgd 0
Year	Land	Bldg	Total	Net Tax			
2021	7280	44090	51370	1942.74			
2020	7280	44090	51370	1680.02			

Project	500 HARDIN COUNTY LANDFILL	XA/2025	ben acres	/	%	factor
	300 TRENT # 1055 - SCIOTO RIVE	XA/2025				
	902 MAIN DISTRICT CONSERVANCY	XA/2025				



9970 TR 120 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1T	Sq-Ft Value
Floor Level	1616 123980
Main	FRAME
Part Upper	FRAME
Subtotal	720 40060
Metal	Roof GABLE
Plaster/Drywall	X X
Unfinished Wall	X X
Floor/Pine	X X
Floor/Carpet	X X
Number of Rooms	1 5 3
Bedrooms	1 2
Central Heat	A
Plumbing Standard	1
Extra Features	4900
Total Value	168940
Neighborhood:	
Code:	2600
Dwl/Gar/NC%	1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F/C	2336			C	OLD/AV		168940	.55		84390
2 Lean-To		30X80	2400		C	2020AV		19200	.15		16320
3 Shed		10X16	160		D	1980AV		1540	.65		540
4 POND	*.25AV		0			OLD/		0			0
5 Flat Barn		42X70	2940		D	OLD/AV		28220	.80	.50	2820
6 Dairy Barn		36X70	2520		D	OLD/AV		24190	.65	.50	4230
7 Milk Parlo		12X36	432		D	1950AV		5180	.65		1810
8 Milk House	*SV	12X16	192			OLD/AV		600			600
9 Silo	C	20X60	0		C	1973AV		11900	.65		4170
10 Silo	C	20X32	0		C	1968AV		7900	.65		2770
11 Pole Build		54X90	4860		C	1979AV		58320	.65		20410
12 Lean-To		20X32	2308		D	OLD/AV		14770	.65		5170
13 Pole Build		40X80	3200		C	1980AV		38400	.65		13440
14 Lean-To		17X42	714		D	1985AV		4570	.65		1600
15 Grain Bin	*PP	21X20	420			OLD/		0			0
16 Grain Bin	*PP	21X20	420			OLD/		0			0
17 Grain Bin	*PP	30X24	720			OLD/		0			0
18 Grain Bin	*PP	30X24	720			OLD/		0			0
19 Pole Build		48X54	2592		C	2009AV		24880	.40		14930
20 Pole Build		30X40	1200		C	2020AV		14400	.15		12240
21 P	CAN	4X10	40		C	2020AV		320	.15		270

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	1.8710	6030	11280	2660	4980
C 2	BOB BLOUNT SILT LOAM, 2	2.0060	5770	11570	2360	4730
C 39	PM PEWAMO SILTY CLAY L	1.7840	6490	11580	3560	6350
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000

6.661 49430 (100%) 31060 CAUV # 4291
17300 (35%) 10870