

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-050006.0000
E03

AGR
2025

sale

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

2022 RALSTON LAND LLC	2016-03-25				
2023 RALSTON LAND LLC	2016-03-25				
2024 RALSTON LAND LLC	2016-03-25				
2025 RALSTON LAND LLC	2016-03-25	9301 10678	50.00A		
13458 TR 115 REAR	8QC				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	50.0000	50.0000	50.0000	50.0000	
Land100%	281710	309030	309030	309030	309040
Bldg100%	81260	116600	116600	116600	116600
Totl100%	362970t	425630t	425630t	425630t	425640t
Cauv100%	79090	147710	147710	147710	147700
Tax Value:					
Land 35%	27680	51700	51700	51700	108160
Bldg 35%	28440	40810	40810	40810	40810
Totl 35%	56120t	92510t	92510t	92510t	148970t
Hmstd35%	30630	43430	43430	43430	
Owner Oc	29.64	38.32	38.28	38.18	
Hmstd RB					
Net Tax	2541.32	3696.02	3916.32	3889.86	
Cauv Sav	3248.96	2279.12	2413.54	2397.30	
Sp-Asmnt	308.18	308.18	346.54	206.72	

hmstd 5250 l 38180 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		760		b	ADDTN
1	B/C	A		240		c	ADDTN
1	F/C	A		96		d	PORCH
	STP	P		160	640	e	GRAGE
	F2	G		528	12670	f	PORCH
	EFP	P		45	1800	g	ADDTN
1	F/C	A		448		h	PORCH
	OFF	P		180	5400		

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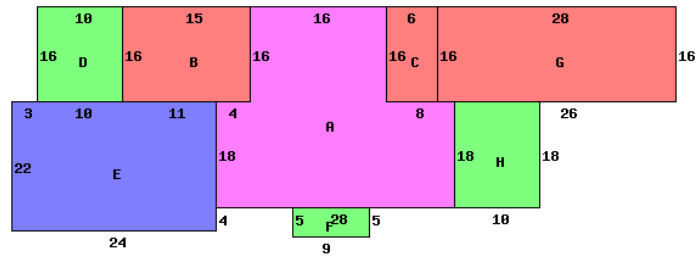
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
122	8	2016-03-25	RALSTON LAND LLC	8QC *	0	202630	59740
292	6	2012-07-02	RALSTON DORIS A	6WD	1371124	164740	58290
267	6	2012-07-02	CURL RICHARD J ETAL	6AF *	0	164740	58290
330	6	2007-08-27	CURL RICHARD ETAL	6CT *	0	111740	73910

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Year	Land	Bldg	Total	Net Tax
2021	27680	28440	56120	2550.90
2020	27680	28440	56120	2204.92

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



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13458 TR 115 REAR 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	2			
Floor Level	Main	FRAME	1544	121950
	Full Upper	FRAME	760	55610
	Basement		760	14220
	Subtotal			191780
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	Air Conditioning	4000	
Unfinished Wall	X	Plumbing	2100	
Floor/Carpet	X X	Garages and Carports	12670	
Floor/Concrete	X	Extra Features	7840	
Floor/Tile-Lino	X X	Total Value	218390	
Number of Rooms	1 4 3			
Bedrooms	1 3	PUB ELECTRIC		
		PUB GAS		
Central Heat	A	PRIV WATER		
FORCED AIR		PRIV SEWER		
Central A/C	A			
Plumbing		Neighborhood:		
Standard	1	Code:	2600	
Extra 3 Fixture	1	Dwl/Gar/NC%	1.1100	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F		2304	Rate	C	OLD/AV	218390	.55	Dpr	109090
2 Shed	*PP	10X12	120			OLD/	0			0
4 Garage	*SV	0 14X20	280			OLD/FR	400			400
5 Shed	CB	0 40X48	1920			1978FR	23040	.70		6910
6 Shed	*SV	0 8X17	136			OLD/FR	200			200
7 Grain Bin	*PP	0 14X8	112		C	OLD/FR	0			0
Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA	BLOUNT SILT LOAM 0-	8.5995	6030	51850	2660	22880			
C 2	BOB	BLOUNT SILT LOAM, 2	25.9794	5770	149900	2360	61310			
C 39	PM	PEWAMO SILTY CLAY L	13.5822	6490	88150	3560	48350			
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000			
C 51	WSTL	WASTE LAND	.1889	120	20	50	10			
C 2	BOB	BLOUNT SILT LOAM, 2	.1450	5770	840	230	30			
C 39	PM	PEWAMO SILTY CLAY L	.5050	6490	3280	230	120			

50 309040 (100%) 147700 CAUV # 4038
108160 (35%) 51700