LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-050006.0000 AGR
E03 2026

sale

2023 RALSTON LAND LLC	2016-03-25	
2024 RALSTON LAND LLC	2016-03-25	
2025 RALSTON LAND LLC	2016-03-25	
2026 RALSTON LAND LLC	2016-03-25 9301 10678	50.00A
13458 TR 115 REAR	8QC	
	$0	
KENTON OH 43326		

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

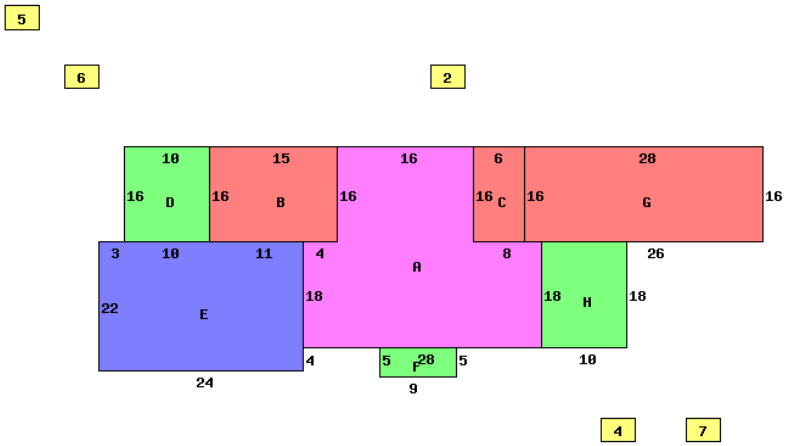
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	50.0000	50.0000	50.0000	50.0000	50.0000			
Land100%	309030	309030	309030	309030		309030	448170	448160
Bldg100%	116600	116600	116600	116600		116600	145110	145100
Totl100%	425630t	425630t	425630t	425630t		425630t	593290t	593260t
Cauv100%	147710	147710	147710	147710		309030	448170	148630
Tax Value:								
Land 35%	51700	51700	51700	51700		51700	52020	156860
Bldg 35%	40810	40810	40810	40810		40810	50790	50790
Totl 35%	92510t	92510t	92510t	92510t		92510t	102810t	207640t
Hmstd35%	43430	43430	43430	43430		43430	55770	
Owner Oc	38.32	38.28	38.18	38.18	38.18	hmstd 5250 l	38180 b	
Hmstd RB								
Net Tax	3696.02	3916.32	3889.86	3889.86	3889.86			
Cauv Sav	3248.96	2279.12	2413.54	2397.30				
Sp-Asmnt	308.18	346.54	206.72	206.72				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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

Year	Land	Bldg	Total	Net Tax
2022	27680	28440	56120	2541.32
2021	27680	28440	56120	2550.90

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
138 CARMEAN - SCIOTO RIVER	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



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%	1.4000

	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		2304		C	OLD/AV	218390	.55		137590
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	8740	75160	2550	21930
C 2	BOB	BLOUNT SILT LOAM, 2	25.9794	8370	217450	2230	57930
C 39	PM	PEWAMO SILTY CLAY L	13.5822	9410	127810	3450	46860
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
C 51	WSTL	WASTE LAND	.1889	170	30	50	10
C 2	BOB	BLOUNT SILT LOAM, 2	.1450	8370	1210	230	30
C 39	PM	PEWAMO SILTY CLAY L	.5050	9410	4750	230	120
			50		448160	(100%)	148630
					156860	(35%)	52020

CAUV # 4038

Call Back: Sign: PSN Date: 2015-03-31 Lister:

26-050006.0000-v082020R