

LYNN TWP  
KENTON SD

00250

Hardin County, Ohio  
Michael T. Bacon, Auditor

26-100022.0000  
C20.02

RES  
2025

sale

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

2022 RALSTON RYAN A & KELS	2021-11-23				
2023 RALSTON RYAN A & KELS	2021-11-23				
2024 RALSTON RYAN A & KELS	2021-11-23				
2025 RALSTON RYAN A & KELSEY	2021-11-23	12097	1.50A		
8938 TR 120	ISD				
KENTON OH 43326	\$0				

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	1.5000	1.5000	1.5000	1.5000	511
Land100%	14110	17510	17510	17510	17500
Bldg100%	74370	86110	86110	86110	86100
Totl100%	88490t	103630t	103630t	103630t	103600t
Cauv100%					
Tax Value:					
Land 35%	4940	6130	6130	6130	6130
Bldg 35%	26030	30140	30140	30140	30130
Totl 35%	30970t	36270t	36270t	36270t	36260t
Hmstd35%				35390	
Owner Oc				31.10	
Hmstd RB					
Net Tax	1504.32	1464.12	1550.46	1508.94	
Sp-Asmnt	24.00	24.00	46.20	46.20	

Orig Tax Year 2022  
Parent: 26-100021.0000

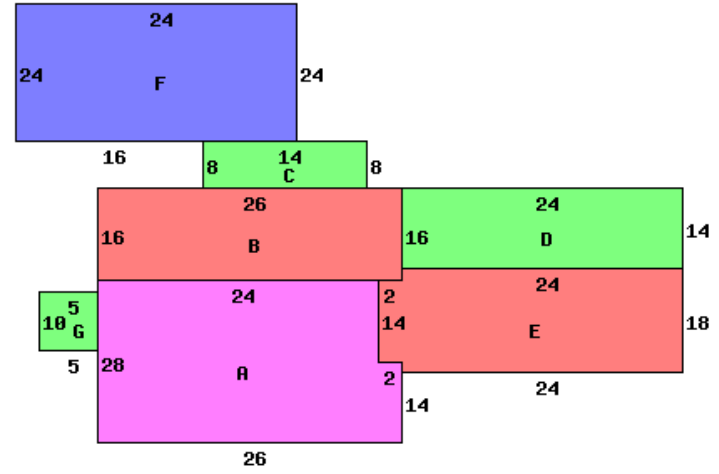
hmstd 5250 l 30140 b

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		700		a	*MAIN
1HB	F	A		416		b	ADDTN
	FFP	P		112	4480	c	PORCH
	DK	P		336	5040	d	PORCH
1	F/C	A		460		e	ADDTN
	F	G		576	13820	f	GRAGE
	STP	P		50	200	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
523	1	2021-11-23	RALSTON RYAN A & KELSEY	ISD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	4600	26030	30630	1408.44

project	ben acres	/ %	factor
155 FAUST - SCIOTO RIVER			XA/2025
156 MCCOY 937 - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
902 MAIN DISTRICT CONSERVANCY			XA/2025



8938 TR 120 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level		
Main	FRAME	1576 123830
Part Upper	FRAME	1116 38080
Basement		416 8000
Subtotal		169910
Metal Roof	GABLE	
B 1 2 U A		
Plaster/Drywall	X X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 4770
Floor/Hardwood	X	Plumbing 2100
Floor/Pine	X	Garages and Carports 13820
Floor/Carpet	X	Extra Features 10200
Number of Rooms	1 4 3	Total Value 202800
Bedrooms	3	
Fireplace		Neighborhood:
Openings	1	Code: 2600
Stacks	1	Dwl/Gar/NC% 1.1100
Central Heat	A	
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	2692	Rate	C	Cond	Value	Dpr	Dpr	Value
	acres/	effective	depth	depth	actual	effective	extended	value	true	value
homesite	1.0000	frontage	factor	rate	rate	rate	value	value	value	value
small acreage	.5000			5000	5000	2500	2500	2500	2500	2500