

LYNN TWP
KENTON SD

00250

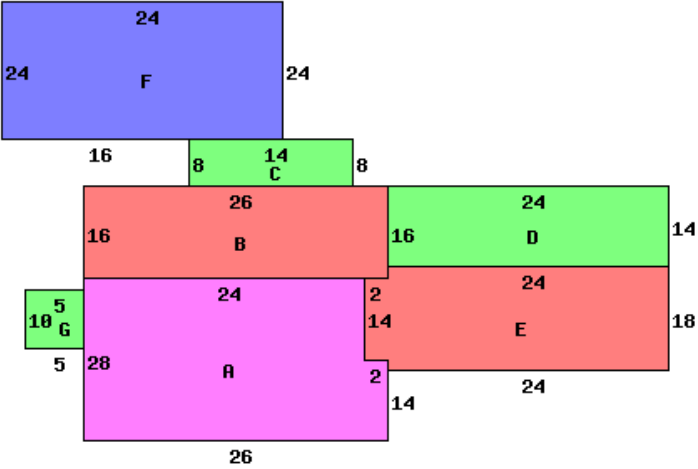
Hardin County, Ohio
Michael T. Bacon, Auditor

26-100022.0000
C20.02

RES
2024

sale				Eff Rate:- 49.85 — 49.68 — 43.90 — 46.27 — a/r			
2021 WILCOX THOMAS E ETAL	2021-11-23			Tax Year 2021	2022	2023	2024
2022 RALSTON RYAN A & KELS	2021-11-23			Prop Cls 111	511	511	511
2023 RALSTON RYAN A & KELS	2021-11-23			Acres 13140	1.5000	1.5000	1.5000
2024 RALSTON RYAN A & KELSEY	2021-11-23 12097 1.50A			Land100% 14110	17510	17510	17510
8938 TR 120	1SD			Bldg100% 74370	74370	86110	86110
KENTON OH 43326	\$0			Totl100% 87510t	88490t	103630t	103630t
				Cauv100%			
				Tax Value:			
	Orig Tax Year 2022			Land 35% 4600	4940	6130	6130
	Parent: 26-100021.0000			Bldg 35% 26030	26030	30140	30140
				Totl 35% 30630t	30970t	36270t	36270t
				Hmstd35%			
				Owner 0c			
				Hmstd RB			
				Net Tax 1408.44	1504.32	1464.12	1550.46
				Sp-Asmnt 24.00	24.00	24.00	46.20

SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 700	VALUE	a	*MAIN
1HB	F	A		416		b	ADDTN
	EFPP	P		112	4480	c	PORCH
1	DK	P		336	5040	d	PORCH
	F/C	A		460		e	ADDTN
	F	G		576	13820	f	GRAGE
	STP	P		50	200	g	PORCH
Sale# 523	#p 1	sale date 2021-11-23	To RALSTON RYAN A & KELSEY	Type/Invalid? 1SD	Sale\$ 0	co:land 0	co:bldg 0
p r o j e c t				ben acres	/	%	factor
155	FAUST -	SCIOTO RIVER		XA/2024			
156	MCCOY 937 -	SCIOTO		XA/2024			
500	HARDIN COUNTY	LANDFILL		XA/2024			
902	MAIN DISTRICT	CONSERVANCY		XA/2024			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Story Height	1T			Sq-Ft	Value	1 DWELLING	1HB F	FtxFt	2692	Rate	C	OLD/AV	Value 202800	Dpr .55	Dpr .15	Value 86100
Floor Level		Main	FRAME	1576	123830											
		Part Upper	FRAME	1116	38080											
		Basement		416	8000											
		Subtotal			169910											
Metal		Roof	GABLE			homesite	acres/	effective	depth	depth		actual	effective	extended	true	
						small acreage	frontage	frontage		factor		rate	rate	value	value	
							1.0000					15000	15000	15000	15000	
							.5000					5000	5000	2500	2500	
Plaster/Drywall	B 1 2 U A	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															

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