

LYNN TWP
KENTON SD

00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-100022.0000
C20.02

RES
2025

sale

| | | | | | |
|------------------------------|------------|-------|-------|--|--|
| 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 | | | | |

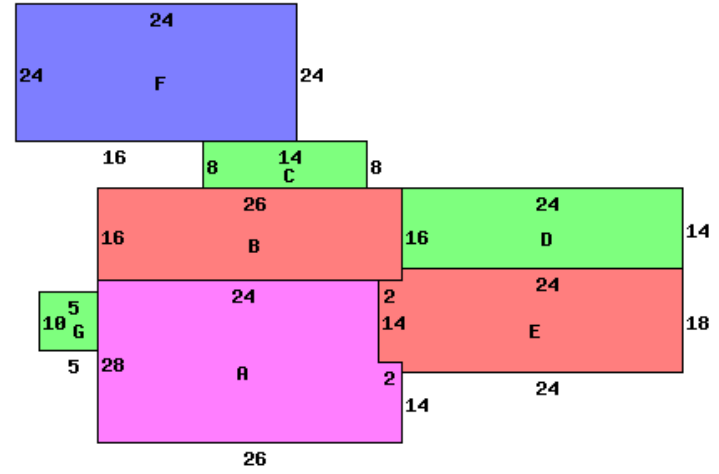
| | | | | | | |
|------------|---------|---------|---------|---------|---------|----------------------|
| Eff Rate:- | 49.68 | 43.90 | 46.27 | 45.98 | a/r | |
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 | 511 |
| Acres | 1.5000 | 1.5000 | 1.5000 | 1.5000 | 1.5000 | |
| Land100% | 14110 | 17510 | 17510 | 17510 | 17510 | 17500 |
| Bldg100% | 74370 | 86110 | 86110 | 86110 | 86110 | 86100 |
| Totl100% | 88490t | 103630t | 103630t | 103630t | 103630t | 103600t |
| Cauv100% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 4940 | 6130 | 6130 | 6130 | 6130 | 6130 |
| Bldg 35% | 26030 | 30140 | 30140 | 30140 | 30140 | 30130 |
| Totl 35% | 30970t | 36270t | 36270t | 36270t | 36270t | 36260t |
| Hmstd35% | | | | 35390 | 35390 | |
| Owner Oc | | | | 31.10 | 31.10 | hmstd 5250 l 30140 b |
| Hmstd RB | | | | | | |
| Net Tax | 1504.32 | 1464.12 | 1550.46 | 1508.94 | 1508.94 | |
| Sp-Asmnt | 24.00 | 24.00 | 46.20 | 46.20 | | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| 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 | |
| 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 | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1HB F | FtxFt | 2692 | Rate | Cond | Value | Dpr | Dpr | Value |
| | acres/ | effective | depth | depth | actual | effective | extended | value | true |
| homesite | 1.0000 | frontage | factor | factor | rate | rate | value | value | value |
| small acreage | .5000 | | | | 15000 | 15000 | 15000 | 15000 | 15000 |
| | | | | | 5000 | 5000 | 2500 | 2500 | |