

LYNN TWP
KENTON SD

00250

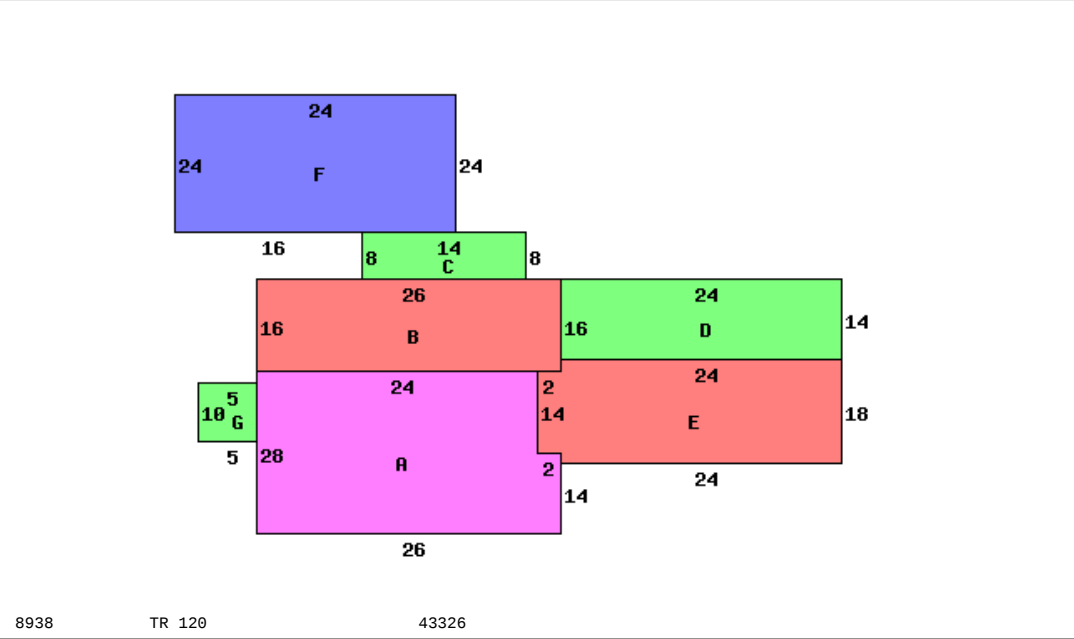
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year 2022	2023
2023 RALSTON RYAN A & KELS	2021-11-23	Prop Cls 511	511
2024 RALSTON RYAN A & KELS	2021-11-23	Acres 1.5000	1.5000
2025 RALSTON RYAN A & KELSEY	2021-11-23 12097 1.50A	Land100% 14110	17510
8938 TR 120	ISD	Bldg100% 74370	86110
KENTON OH 43326	\$0	Totl100% 88490t	103630t
Orig Tax Year 2022		Tax Value:	
Parent: 26-100021.0000		Land 35% 4940	6130
		Bldg 35% 26030	30140
		Totl 35% 30970t	36270t
		Hmstd35% 35390	35390
		Owner 0c 31.10	31.10
		Hmstd RB 1504.32	1464.12
		Net Tax 1550.46	1508.94
		Sp-Asmnt 24.00	24.00

SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 700	VALUE	a	*MAIN
1HB	F	A		416		b	ADDTN
	EEP	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
Year 2021	Land 4600	Bldg 26030	Total 30630	Net Tax 1408.44			
p r o j e c t				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				



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1T			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1576	123830	1 DWELLING	1HB F	FtxFt	2692	Rate	C	OLD/AV	Value 202800	Dpr .55	Dpr .15	Value 108600
		Part Upper	FRAME	1116	38080											
		Basement		416	8000											
		Subtotal			169910											
Metal		Roof	GABLE			homesite										
						small acreage	1.0000	effective	depth	depth		actual	effective	extended	true	
							.5000	frontage		factor		rate 17250	rate 17250	value 17250	value 17250	
												5000	5000	2500	2500	
Plaster/Drywall	B	1	2	U	A											
Unfinished Wall	X	X				Fireplaces										2000
Floor/Hardwood	X					Air Conditioning										4770
Floor/Pine		X				Plumbing										2100
Floor/Carpet		X				Garages and Carports										13820
Number of Rooms	1	4				Extra Features										10200
Bedrooms		3				Total Value										202800
Fireplace						Neighborhood:										
Openings	1					Code:										2600
Stacks	1					Dwl/Gar/NC%										1.4000
Central Heat		A														
FORCED AIR																
Central A/C		A														
Plumbing																
Standard	1															
Extra 3 Fixture	1															

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