LYNN TWP
KENTON SD 00250

Hardin County, Ohio
Michael T. Bacon, Auditor

26-100022.0000 RES
C20.02 2026

sale

2023	RALSTON RYAN A & KELS	2021-11-23
2024	RALSTON RYAN A & KELS	2021-11-23
2025	RALSTON RYAN A & KELS	2021-11-23
2026	RALSTON RYAN A & KELSEY	2021-11-23 12097 1.50A
	8938 TR 120	1SD
		$0
	KENTON OH 43326	

Orig Tax Year 2022
Parent: 26-100021.0000

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

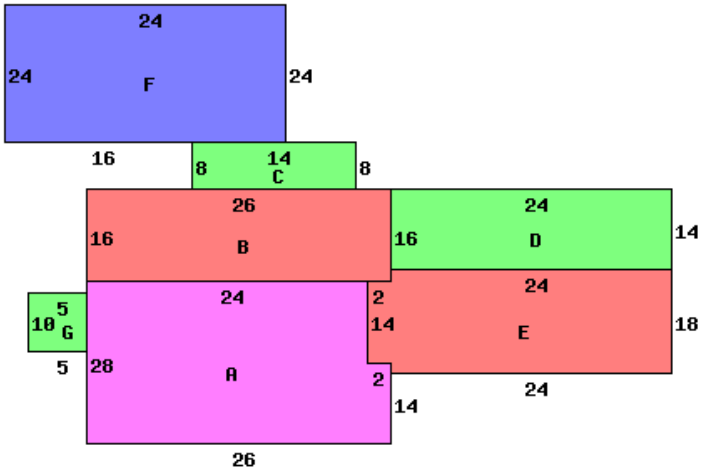
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5000	1.5000	1.5000	1.5000	1.5000			
Land100%	17510	17510	17510	17510		17510	19740	19750
Bldg100%	86110	86110	86110	86110		86110	108600	108600
Totl100%	103630t	103630t	103630t	103630t		103630t	128340t	128350t
Cauv100%								
Tax Value:								
Land 35%	6130	6130	6130	6130		6130	6910	6910
Bldg 35%	30140	30140	30140	30140		30140	38010	38010
Totl 35%	36270t	36270t	36270t	36270t		36270t	44920t	44920t
Hmstd35%			35390	35390		35390	44050	
Owner Oc			31.10	31.10	31.10	hmstd 5250 l	30140 b	
Hmstd RB								
Net Tax	1464.12	1550.46	1508.94	1508.94	1508.94			
Sp-Asmnt	24.00	46.20	46.20	46.20				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		700		a	*MAIN
1HB	F	A		416		b	ADDTN
	EFP	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	1SD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	4940	26030	30970	1504.32
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

			Sq-Ft	Value
Story Height 1T				
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	
Unfinished Wall	X			
Floor/Hardwood			X	
Floor/Pine		X		
Floor/Carpet		X		
Number of Rooms	1	4	3	
Bedrooms			3	
Fireplace				
Openings	1			
Stacks	1			
Central Heat		A		
FORCED AIR				
Central A/C		A		
Plumbing				
Standard	1			
Extra 3 Fixture	1			

Fireplaces	2000
Air Conditioning	4770
Plumbing	2100
Garages and Carports	13820
Extra Features	10200
Total Value	202800
Neighborhood:	
Code:	2600
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	1HB F		2692		C	OLD/AV	202800	.55	.15	108600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.5000				5000	5000	2500	2500