

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-010007.0000
B01

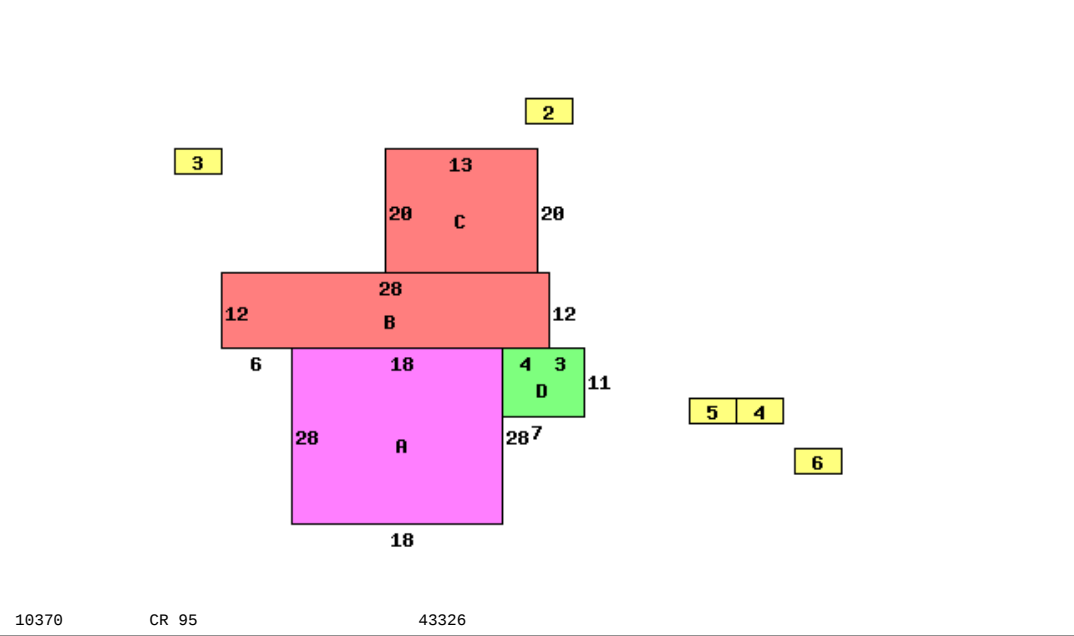
AGR
2025

sale

2022	RALSTON DONALD A	2016-02-22		
2023	RALSTON DONALD A	2016-02-22		
2024	RALSTON DONALD A	2016-02-22		
2025	RALSTON DONALD A	2016-02-22	13362	162.53A
	10370 CR 95	3AF		
	KENTON OH 43326	\$0		

Eff Rate:-	45.67	37.90	38.58	38.48	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	111	111	111	111		111
Acres	162.5300	162.5300	162.5300	162.5300		
Land100%	984970	968260	968260	968260		968270
Bldg100%	121690	148430	148430	148430		148420
Totl100%	1006660t	1116690t	1116690t	1116690t		1116690t
Cauv100%	267000	492910	492910	492910		492900
Tax Value:						
Land 35%	93450	172520	172520	172520		338890
Bldg 35%	42590	51950	51950	51950		51950
Totl 35%	136040t	224470t	224470t	224470t		390840t
Hmstd35%	36920	43830	43830	42870		
Owner Oc	37.92	37.70	35.80	35.02	hmstd	5250 l 37620 b
Hmstd RB						
Net Tax	5615.86	7697.60	7890.54	7869.86		
Cauv Sav	8988.92	5733.16	5874.74	5858.84		
Sp-Asmnt	379.94	326.24	484.32	591.72		

SHB+ 2 B 1 B 1	CONS F F/C EFP	TYPE M A A P	FACT	SQ-FT 504 336 260 77	VALUE 3080	a b c d	*MAIN ADDTN ADDTN PORCH		
Sale#	#p	sale date	To			Type/Invalid?	Sale\$	co:land	co:bldg
56	3	2016-02-22	RALSTON DONALD A			3AF *	0	636200	49400
261	3	1996-07-12	RALSTON DONALD A			30C *	0	163800	24600
110	6	1996-03-13	RALSTON DONALD A ETAL			60C *	0	163800	24600
39	21	1996-01-25	RALSTON THOMAS J ETAL			CT *	0	163800	24600
1138	16	1995-11-21	RALSTON JANE L ETAL			CT *	0	163800	24600
203	80	1995-03-22	RALSTON JANE L ETAL			AF *	0	163800	24600
Year		Land	Bldg		Total	Net Tax			
2021		93450	42590		136040	5925.54			
2020		93450	42590		136040	6004.78			
p r o j e c t							ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025				
155	FAUST - SCIOTO RIVER				XA/2025				
500	HARDIN COUNTY LANDFILL				XA/2025				
156	MCCOY 937 - SCIOTO				XA/2025				



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1100 105820
Full Upper	FRAME 504 42780
Basement	840 15710
Subtotal	164310
Metal	Roof GABLE
B 1 2 U A	
X X	Extra Features 3080
X	Total Value 167390
X X	
7 2	PUB ELECTRIC
2	PRIV WATER
	PRIV SEWER
A	PUB PAVED ST/RD
Central Heat	
FORCED AIR	
Plumbing	Neighborhood: 2600
Standard	Code: 1.1100
1	Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1604		Rate		Value		Value	Dpr	Dpr	Value
2 Garage		24X28	672		C-	OLD/GD		150650	.40		100330
3 Pole Build		50X80	4000		C	OLD/GD		16130	.60		7160
4 Shed		10X24	240		D	2015AV		48000	.25		36000
5 P	OFPP	4X24	96		C	2022AV		2300	.05		2190
6 Shed	*PP	8X10	80			2022AV		2880	.05		2740
								0			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 1	BOA BLOUNT SILT LOAM 0-	30.0227	6030	181040	2660	79860					
C 2	BOB BLOUNT SILT LOAM, 2	15.5570	5770	89760	2360	36720					
C 39	PM PEWAMO SILTY CLAY L	96.7520	6490	627920	3560	344440					
C 51	WSTL WASTE LAND	8.0000	120	960	50	400					
W 1	BOA BLOUNT SILT LOAM 0-	.5177	3610	1870	770	400					
W 39	PM PEWAMO SILTY CLAY L	9.6307	5370	51720	1670	16080					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
980	ROAD ROAD	1.0499									
		162.53		968270	(100%)	492900	CAUV # 2822				
				338890	(35%)	172520					