

LYNN TWP  
UPPER SCIOTO SD

00260

Hardin County, Ohio  
Michael T. Bacon, Auditor

27-010007.0000  
B01

AGR  
2025

sale

Eff Rate:- 45.67 — 37.90 — 38.58 — 38.48 — a/r

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			

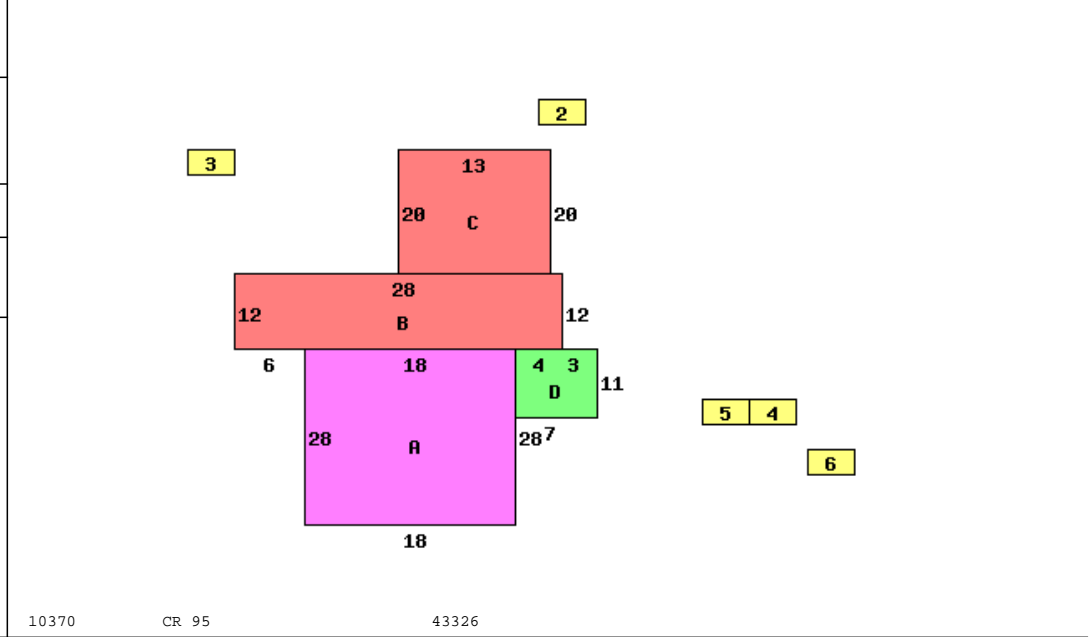
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	162.5300	162.5300	162.5300	162.5300	
Land100%	884970	968260	968260	968260	968270
Bldg100%	121690	148430	148430	148430	148420
Totl100%	1006660t	1116690t	1116690t	1116690t	1116690t
Cauv100%	267000	492910	492910	492910	492900
Tax Value:					
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+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		504			
1 B	F	A		336		b	ADDTN
1	F/C	A		260		c	ADDTN
	EFF	P		77	3080	d	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	3OC *	0	163800	24600
110	6	1996-03-13	RALSTON DONALD A ETAL	6OC *	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

Project	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	
Plaster/Drywall	X X
Unfinished Wall	X
Floor/Pine	X X
Number of Rooms	7 2
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	3080
Total Value	167390
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2600
Dwl/Gar/NC%	1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		1604		C-	OLD/GD		150650	.40		100330
2 Garage		24X28	672		C	OLD/GD		16130	.60		7160
3 Pole Build		50X80	4000		C	2015AV		48000	.25		36000
4 Shed		10X24	240		D	2022AV		2300	.05		2190
5 P	OFPP	4X24	96		C	2022AV		2880	.05		2740
6 Shed	*PP	8X10	80			2022AV		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		

Call Back:

Sign: PSN Date: 2016-01-26 Lister:

27-010007.0000-v082020R