LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-010007.0000 AGR
B01 2026

sale

2023 RALSTON DONALD A	2016-02-22	
2024 RALSTON DONALD A	2016-02-22	
2025 RALSTON DONALD A	2016-02-22	
2026 RALSTON DONALD A	2016-02-22 13362	162.53A
10370 CR 95	3AF	PT VAC ALLEY
	$0	
KENTON OH 43326		

Eff Rate:– 37.90 — 38.58 — 38.48 — 38.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	162.5300	162.5300	162.5300	162.5300	162.5300	162.7800	162.7800	
Land100%	968260	968260	968260	968260		968260	1406200	1406200
Bldg100%	148430	148430	148430	148430		148430	176510	176510
Totl100%	1116690t	1116690t	1116690t	1116690t		1116690t	1582710t	1582710t
Cauv100%	492910	492910	492910	492910		968260	1406200	470360
Tax Value:								
Land 35%	172520	172520	172520	172520		172520	164630	492170
Bldg 35%	51950	51950	51950	51950		51950	61780	61780
Totl 35%	224470t	224470t	224470t	224470t		224470t	226410t	553950t
Hmstd35%	43830	43830	42870	42870		42870	55060	
Owner Oc	37.70	35.80	35.02	35.02	35.02	hmstd 5250 l	37620 b	
Hmstd RB								
Net Tax	7697.60	7890.54	7869.86	7869.86	7869.86			
Cauv Sav	8988.92	5733.16	5874.74	5858.84				
Sp-Asmnt	326.24	484.32	591.72	591.72				

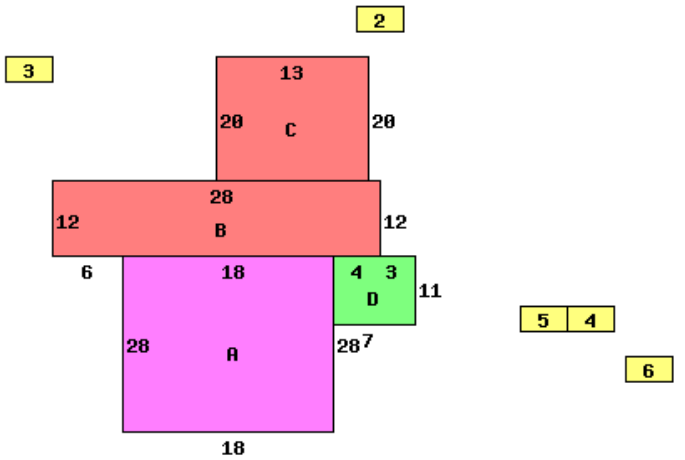
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		504		a	*MAIN
1 B	F	A		336		b	ADDTN
1	F/C	A		260		c	ADDTN
	EFP	P		77	3080	d	PORCH

2026 dupl pt vac alley

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	3QC	*	0	163800	24600
110	6	1996-03-13	RALSTON DONALD A ETAL	6QC	*	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
2022	93450	42590	136040	5615.86
2021	93450	42590	136040	5925.54

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			



10370 CR 95 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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	Extra Features	3080
Unfinished Wall	X	Total Value	167390
Floor/Pine	X		
Number of Rooms	7	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Plumbing		Neighborhood:	
Standard	1	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	2 B F			1604		C-	OLD/GD	150650	.40		126550
2	Garage			24X28	672		C	OLD/GD	16130	.60		9030
3	Pole Build			50X80	4000		C	2015AV	48000	.25		36000
4	Shed			10X24	240		D	2022AV	2300	.05		2190
5	P		OFP	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-	30.0657	8740	262770	2550	76670
C	2	BOB	BLOUNT SILT LOAM, 2	15.5570	8370	130210	2230	34690
C	39	PM	PEWAMO SILTY CLAY L	96.9590	9410	912380	3450	334510
C	51	WSTL	WASTE LAND	8.0000	170	1360	50	400
W	1	BOA	BLOUNT SILT LOAM 0-	.5177	5230	2710	230	120
W	39	PM	PEWAMO SILTY CLAY L	9.6307	7790	75020	230	2220
	670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD	ROAD	1.0499				
				162.78		1406200	(100%)	470360
						492170	(35%)	164630

CAUV # 2822

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

27-010007.0000-v082020R