

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-030027.0000
G22

RES
2025

sale

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

2022 PRATER ELLIOTT JR & W	1990-05-10			
2023 PRATER ELLIOTT JR & W	1990-05-10			
2024 PRATER ELLIOTT JR & W	1990-05-10			
2025 MCCURDY TERESA	2024-10-31	12291	10.00A	
10524 TR 85	1AF			
ALGER OH 45812	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	10.0000	10.0000	10.0000	10.0000	
Land100%	27460	39740	39740	39740	39750
Bldg100%	72800	83710	83710	83710	83720
Totl100%	100260t	123460t	123460t	123460t	123470t
Cauv100%					

2026 BROWN NATHANIEL M	2025-10-31			
10524 TR 85	1ED			
ALGER OH 45812				

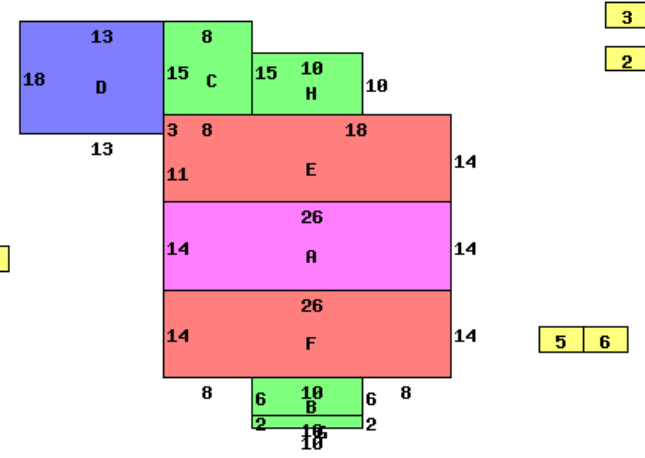
Tax Value:					
Land 35%	9610	13910	13910	13910	13910
Bldg 35%	25480	29300	29300	29300	29300
Totl 35%	35090t	43210t	43210t	43210t	43210t
Hmstd35%	23570	27530			
Owner Oc	24.22	23.68	22.48		
Hmstd RB	354.66	308.12	338.06		
Net Tax	1079.46	1157.22	1165.28	1521.68	
Sp-Asmnt	36.32	42.41	65.58	65.58	

SHB+ 1Q	CONS F/C	TYPE M	FACT	SQ-FT 364	VALUE 2400	a *MAIN
	EFF P			60	4800	b PORCH
	EFF P			120	5620	c PORCH
	F G			234		d GRAGE
1	F/C A			364		e ADDTN
	F/C A			364		f ADDTN
	STP P			20	80	g PORCH
	PAT P			100	300	h PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
490	1	2025-10-31	BROWN NATHANIEL M	1ED	206000	39740	83710
481	1	2024-10-31	MCCURDY TERESA	1AF *	0	39740	83710
366	1	1990-05-10		LUN *	0	0	43910
665	0	1987-08-04			10500	0	43910

Year	Land	Bldg	Total	Net Tax
2021	9610	25480	35090	1138.92
2020	9610	25480	35090	1154.20

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
271 BUSHONG DITCH - SCIOTO RIVER				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



10524 TR 85 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level		
Main	FRAME	1092 105050
Qtr Story	FRAME	364 6490
Subtotal		111540
Metal	Roof GABLE	
Plaster/Drywall	X X	
Floor/Hardwood	X	Air Conditioning 2700
Floor/Pine	X X	Garages and Carports 5620
Floor/Carpet	X	Extra Features 7580
Number of Rooms	6 2	Total Value 127440
Bedrooms	2 2	
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		Neighborhood:
Standard	1	Code: 2600
		Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C	1092	Rate	C	Cond	Value	Dpr	Dpr	Value
2 STK SHED	*NV 0	16X20	400		2007AV	0			0
3 Shed	*PP 0	10X6	60		OLD/	0			0
4 POND	* 1/4		0		OLD/	0			0
5 P	CAN	12X16	192		2009AV	1540	.40		920
6 Pole Build		40X60	2400		2007AV	34800	.45		19140 CONCRET FL
homesite	acres/	effective	depth	actual	effective	extended	true		
small acreage	frontage	frontage	depth	rate	rate	value	value		
	1.0000		factor	15000	15000	15000	15000		
	9.0000			5000	2750	24750	24750		