LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-030027.0000 RES
G22 2026

sale

2023	PRATER ELLIOTT JR & W	1990-05-10	
2024	PRATER ELLIOTT JR & W	1990-05-10	
2025	MCCURDY TERESA	2024-10-31	
2026	MCCURDY TERESA	2024-10-31 12291	10.00A
	10524 TR 85	1AF	
		$0	
	ALGER OH 45812		

2027	BROWN NATHANIEL M	2025-10-31	
	10524 TR 85	1ED	
	ALGER OH 45812		

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

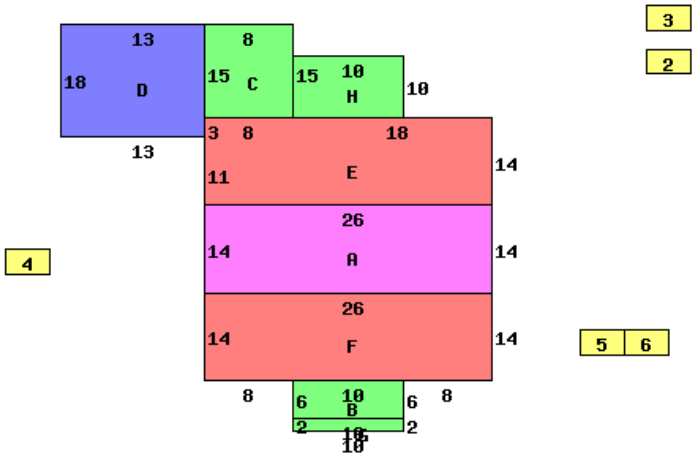
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	10.0000	10.0000	10.0000	10.0000	10.0000			
Land100%	39740	39740	39740	39740		39740	42000	42000
Bldg100%	83710	83710	83710	83710		83710	100340	100350
Totl100%	123460t	123460t	123460t	123460t		123460t	142340t	142350t
Cauv100%								
Tax Value:								
Land 35%	13910	13910	13910	13910		13910	14700	14700
Bldg 35%	29300	29300	29300	29300		29300	35120	35120
Totl 35%	43210t	43210t	43210t	43210t		43210t	49820t	49820t
Hmstd35%	27530							
Owner Oc	23.68	22.48						
Hmstd RB	308.12	338.06						
Net Tax	1157.22	1165.28	1521.68	1521.68	1521.68			
Sp-Asmnt	42.41	65.58	65.58	65.58				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		364		a	*MAIN
	EFP	P		60	2400	b	PORCH
	EFP	P		120	4800	c	PORCH
	F	G		234	5620	d	GRAGE
1	F/C	A		364		e	ADDTN
1	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:bldg
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		1UN	*	0	0	43910
665	0	1987-08-04			*	10500	0	43910

Year	Land	Bldg	Total	Net Tax
2022	9610	25480	35090	1079.46
2021	9610	25480	35090	1138.92

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

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1092	105050
	Qtr Story	FRAME	364	6490
	Subtotal			111540
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	2700
Floor/Hardwood	X		Garages and Carports	5620
Floor/Pine	X	X	Extra Features	7580
Floor/Carpet	X		Total Value	127440
Number of Rooms	6	2		
Bedrooms	2	2	PUB ELECTRIC	
			PRIV WATER	
Central Heat	A		PRIV SEWER	
FORCED AIR				
Central A/C	A		Neighborhood:	
Plumbing			Code:	2600
Standard	1		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	1Q F/C		1092		C	OLD/AV	127440	.55		80290	
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		C	2009AV	1540	.40		920	
6	Pole Build		40X60	2400		C	2007AV	34800	.45		19140	CONCRET FL

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	9.0000				5000	2750	24750	24750

Call Back: Sign: PSN Date: 2015-04-03 Lister: 27-030027.0000-v082020R