LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-030042.0000 RES
M01 2026

sale

2023 CASTLE REBECCA A	2008-06-09	
2024 CASTLE REBECCA A	2008-06-09	
2025 CASTLE REBECCA A	2008-06-09	
2026 CASTLE REBECCA A	2008-06-09 13362 12291	.63A
7475 TR 106	1WD	
	$49,000	
ALGER OH 45812		

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

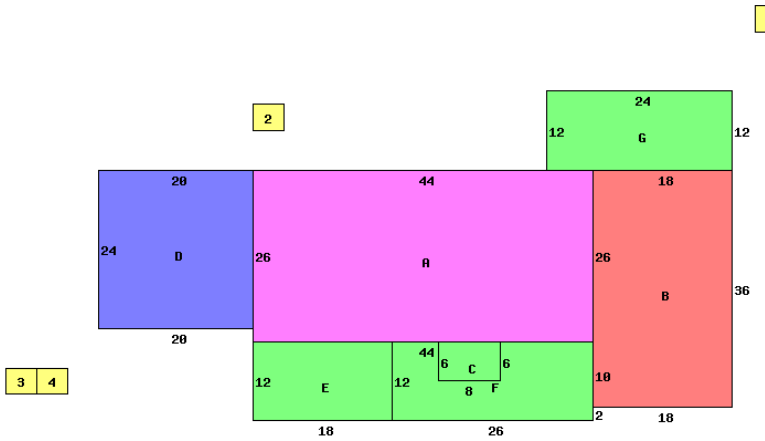
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.6300	.6300	.6300	.6300	.6300			
Land100%	11710	11710	11710	11710		11710	13460	13460
Bldg100%	112970	112970	112970	112970		112970	140170	140170
Totl100%	124690t	124690t	124690t	124690t		124690t	153630t	153630t
Cauv100%								
Tax Value:								
Land 35%	4100	4100	4100	4100		4100	4710	4710
Bldg 35%	39540	39540	39540	39540		39540	49060	49060
Totl 35%	43640t	43640t	43640t	43640t		43640t	53770t	53770t
Hmstd35%	40540	40540	40540	40540		40540	50670	
Owner Oc	34.86	33.10	33.10	33.10	33.10	hmstd 4100 l	36440 b	
Hmstd RB	308.12	338.06	349.12	349.12	349.12			
Net Tax	1160.86	1169.82	1154.60	1154.60	1154.60			
Sp-Asmnt	23.79	47.12	47.12	47.12				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1144		a	*MAIN
1	F/C	A		648		b	ADDTN
	OFP	P		48	1440	c	PORCH
	F2	G		480	11520	d	GRAGE
	OFP	P		216	6480	e	PORCH
	DK	P		264	3960	f	PORCH
	DK	P		288	4320	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
290	1	2008-06-09	CASTLE REBECCA A	1WD	*	49000	7710	64030
218	1	2008-05-09	NATIONAL MORTGAGE LLC	1SD	*	68000	7710	64030
153	1	1997-03-26	KELLY MICHAEL J & MELISS	1WD		72500	6430	45110
604	1	1993-07-08	MCGRATH RONALD E & SHANN	1WD		30000	0	34110
720	0	1986-09-04			*	35000	0	42800

Year	Land	Bldg	Total	Net Tax
2022	3440	30680	34120	1030.44
2021	3440	30680	34120	1461.38

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



7475 TR 106 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1792	130800
	Subtotal			130800
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Panelled Wall	X	Air Conditioning	3120
Floor/Pine	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	11520
Number of Rooms	7	Extra Features	16560
Bedrooms	4	Total Value	165400
Fireplace		PUB ELECTRIC	
Openings	1	PRIV WATER	
Stacks	1	PRIV SEWER	
Central Heat	A	PUB UNIMPORTANT ST/RD	
ELECTRIC			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2600
Standard	1	Dwl/Gar/NC%	1.4000
Extra 2 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1792		C-	1960GD	148860	.37		131300
2	Shed	*NV 0	12X20	240			1966PR	0			0
3	Pole Build		24X36	864		C	2013AV	10370	.30		7260
4	P	CAN	8X36	288		C	2013AV	2300	.30		1610
5	Shed	*PP	8X8	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.6300				17250	17250	13460	13460

Call Back: Sign: PSN Date: 2015-04-01 Lister: