LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040017.0000 AGR
G15 2025

sale

2022	WILCOX THOMAS E JR	2017-09-14
2023	THOMAS E WILCOX JR LL	2022-08-26
2024	THOMAS E WILCOX JR LL	2022-08-26
2025	THOMAS E WILCOX JR LLC	2022-08-26 12291 49.05A
	10850 CR 95	13
		$0
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	49.0500	49.0500	49.0500	49.0500	
Land100%	283140	310570	310570	310570	310570
Bldg100%	179630	223230	223230	223230	223240
Totl100%	462770t	533800t	533800t	533800t	533810t
Cauv100%	100030	171800	171800	171800	171790
Tax Value:					
Land 35%	35010	60130	60130	60130	108700
Bldg 35%	62870	78130	78130	78130	78130
Totl 35%	97880t	138260t	138260t	138260t	186830t
Hmstd35%	60900	73980	73980	73980	
Owner Oc	62.56	63.62	60.42	60.42	hmstd 5250 l 68730 b
Hmstd RB					
Net Tax	4005.30	4700.86	4821.72	4808.50	
Cauv Sav	2663.56	1673.74	1715.06	1710.42	
Sp-Asmnt	164.84	142.72	199.20	243.44	

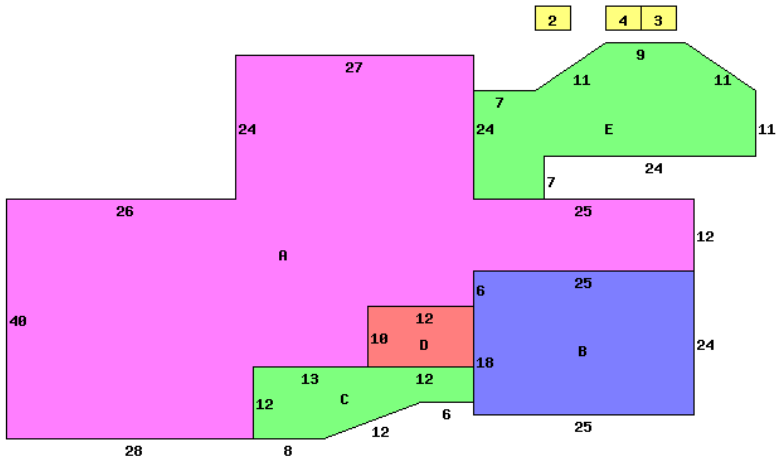
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2648		a	*MAIN
	B2	G		600	16800	b	GRAGE
	PAT	P		231	690	c	PORCH
1 B	F	A		120		d	ADDTN
	PAT	P		544	1630	e	PORCH

#: 18, L/W
270400180000 4.00a

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
410	13	2022-08-26	THOMAS E WILCOX JR LLC	13	*	0	283140	179630
401	21	2017-09-14	WILCOX THOMAS E JR	21	*	0	203630	151340

Year	Land	Bldg	Total	Net Tax
2021	35010	62870	97880	4226.04
2020	35010	62870	97880	4282.52

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2025	
156 MCCOY 937 - SCIOTO	XA/2025	
500 HARDIN COUNTY LANDFILL	XA/2025	



10850 CR 95 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2768	195030
	Basement		120	2650
	Subtotal			197680
Shingle	Roof	GABLE		

Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B/C		2768		C+	1979AV	252740	.30		196380
2	Pole Build		48X90	4320		C	1976GD	51840	.60		20740
3	Lean-To		32X50	1600		D	1974GD	10240	.60		4100
4	Flat Barn		42X50	2100		D	1920GD	20160	.80	.50	2020

B 1 2 U A

Plaster/Drywall	X	Fireplaces	4000
Panelled Wall	X	Air Conditioning	4760
Floor/Hardwood	X	Plumbing	4200
Floor/Carpet	X	Garages and Carports	16800
Number of Rooms	9	Extra Features	2320
Bedrooms	3	Total Value	229760
Fireplace		PUB ELECTRIC	
Openings	2	PRIV WATER	
Stacks	2	PRIV SEWER	
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	2600
Standard	1	Dwl/Gar/NC%	1.1100
Extra 3 Fixture	1		
Extra 2 Fixture	1		
Extra Fixture	1		

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.2312	6030	49630	2660	21900
C 39	PM	PEWAMO SILTY CLAY L	37.8768	6490	245820	3560	134840
C 51	WSTL	WASTE LAND	1.0000	120	120	50	50
670	HSITE	HOMESITE	1.0000	15000	15000	15000	15000
980	ROAD	ROAD	.9420				
			49.05		310570	(100%)	171790
					108700	(35%)	60130

CAUV # 4480

Call Back: Sign: PSN Date: 2015-04-03 Lister: 27-040017.0000-v082020R