LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040017.0000 AGR
G15 2026

sale

2023 THOMAS E WILCOX JR LL	2022-08-26	
2024 THOMAS E WILCOX JR LL	2022-08-26	
2025 THOMAS E WILCOX JR LL	2022-08-26	
2026 THOMAS E WILCOX JR LLC	2022-08-26 12291	49.05A
10850 CR 95	13	
	$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	49.0500	49.0500	49.0500	49.0500	49.0500			
Land100%	310570	310570	310570	310570		310570	450290	450280
Bldg100%	223230	223230	223230	223230		223230	274540	274550
Totl100%	533800t	533800t	533800t	533800t		533800t	724830t	724830t
Cauv100%	171800	171800	171800	171800		310570	450290	173470
Tax Value:								
Land 35%	60130	60130	60130	60130		60130	60710	157600
Bldg 35%	78130	78130	78130	78130		78130	96090	96090
Totl 35%	138260t	138260t	138260t	138260t		138260t	156800t	253690t
Hmstd35%	73980	73980	73980	73980		73980	94300	
Owner Oc	63.62	60.42	60.42	60.42	60.42	hmstd 5250 l	68730 b	
Hmstd RB								
Net Tax	4700.86	4821.72	4808.50	4808.50	4808.50			
Cauv Sav	2663.56	1673.74	1715.06	1710.42				
Sp-Asmnt	142.72	199.20	243.44	243.44				

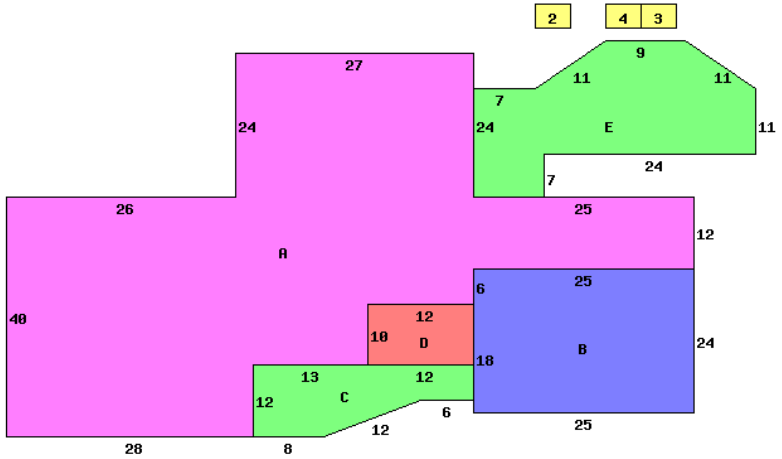
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		2648		a	*MAIN
	B2	G		600	16800	b	GRAGE
	PAT	P		231	690	c	PORCH
1 B	F	A		120		d	ADDTN
	PAT	P		544	1630	e	PORCH

#: 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
2022	35010	62870	97880	4005.30
2021	35010	62870	97880	4226.04

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		

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%	1.4000
Extra 3 Fixture	1		
Extra 2 Fixture	1		
Extra 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 B/C		2768		C+	1979AV	252740	.30		247690
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

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	8.2312	8740	71940	2550	20990
C 39	PM	PEWAMO SILTY CLAY L	37.8768	9410	356420	3450	130680
C 51	WSTL	WASTE LAND	1.0000	170	170	50	50
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
980	ROAD	ROAD	.9420				
			49.05		450280	(100%)	173470
					157600	(35%)	60710

CAUV # 4480

Call Back: Sign: PSN Date: 2015-04-03 Lister:

27-040017.0000-v082020R