

00260

sale

2022	RALSTON THOMAS J ETAL	2013-12-31		
2023	RALSTON THOMAS J ETAL	2013-12-31		
2024	RALSTON THOMAS J ETAL	2013-12-31		
2025	RALSTON THOMAS J ETAL	2013-12-31	12291	322.00A
10675	CR 95	1A		
		\$0		
	KENTON OH 43326			

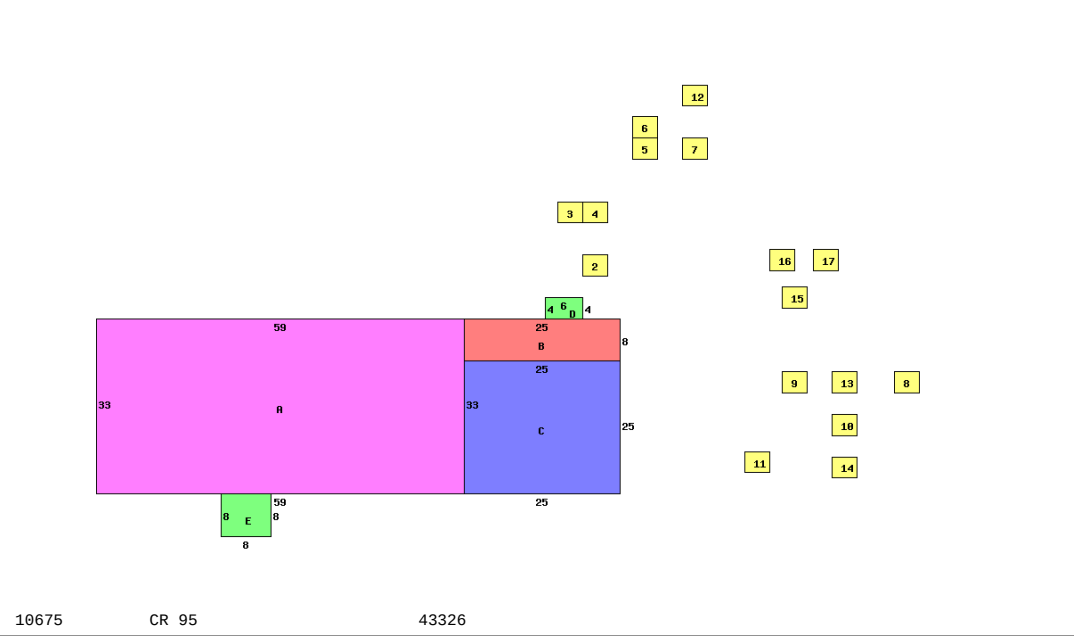
Eff Rate:-	45.67	37.90	38.58	38.48	a/r	
Tax Year	2022	2023	2024	2025		CAMA
Prop Cls	112	112	112	112		112
Acres	322.0000	322.0000	322.0000	322.0000		
Land100%	1854890	2027770	2027770	2027770		2027780
Bldg100%	162490	180600	180600	180600		180600
Totl100%	2017370t	2208370t	2208370t	2208370t		2208380t
Cauv100%	597090	1070260	1070260	1070260		1070250
Tax Value:						
Land 35%	208980	374590	374590	374590		709720
Bldg 35%	56870	63210	63210	63210		63210
Totl 35%	265850t	437800t	437800t	437800t		772930t
Hmstd35%	53010	56700	56700	56700		
Owner 0c	54.46	48.76	46.30	46.30	hmstd	5250 l 51450 b
Hmstd RB						
Net Tax	10994.18	15037.94	15413.00	15371.14		
Cauv Sav	18295.80	11548.68	11833.88	11801.84		
Sp-Asmnt	530.46	477.32	781.56	934.08		

SHB+ 1 B 1	CONS B B B2 STP STP	TYPE M A G P P	FACT	SQ-FT 1947 200 625 24 64	VALUE 17500 190 260	a b c d e	*MAIN ADDN GRAGE PORCH PORCH
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
572	1	2013-12-31	RALSTON THOMAS J ETAL	1A	*	0 1063800	136910
263	1	1996-07-12	RALSTON THOMAS J	1CT	*	0 331970	125310
40	1	1996-01-25	RALSTON JOHN R ETAL	1CT	*	0 331970	125310

Year	Land	Bldg	Total	Net Tax
2021	208980	56870	265850	11600.56
2020	208980	56870	265850	11755.68

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1		Sq-Ft Value
Floor Level	Main	BRICK
	Basement	
	Subtotal	2147 159840
Shingle	Roof	HIP
	B 1 2 U A	
Plaster/Drywall	X	Fireplaces 2000
Panelled Wall	X	Air Conditioning 3740
Unfinished Wall	X	Plumbing 1400
Floor/Carpet	X	Garages and Carports 17500
Floor/Tile-Lino	X	Extra Features 360
Number of Rooms	1 8	Total Value 220720
Bedrooms	3	
Fireplace		PUB ELECTRIC
Openings	1	PRIV WATER
Stacks	1	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 2 Fixture	1	

	Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B B		2147		C	1970AV		220720	.40		147000
2	Garage		20X32	640		C	1970FR		15360	.70		5120
3	Lean-To	*SV	0 17X70	1190			1920FR		600			600
4	Crib/Grana	*SV	0 26X70	1820			1920FR		1000			1000
5	Crib/Grana	*SV	0 26X50	1300			1900FR		700			700
6	Lean-To	*SV	0 24X50	1200			1930FR		700			700
7	Flat Barn		52X86	4472		D	1900FR		42930	.80	.50	4290
8	Grain Bin	*PP	30X19	570		C	1972AV		0			0
9	Grain Bin	*PP	0 30X19	570		C	1972AV		0			0
10	Grain Bin	*PP	0 24X16	384		C	1978AV		0			0
11	Grain Bin	*PP	0 12X8	96		C	1972AV		0			0
12	Pole Barn		54X80	4320		C	1981AV		51840	.65		18140
13	Grain Bin	*PP	0 30X19	570		C	1972AV		0			0
14	Grain Bin	*PP	0 24X16	384		C	1978AV		0			0
15	Flat Barn		36X72	2592		D	1920FR		24880	.80	.50	2490
16	Shed		12X14	168		D	1970AV		1610	.65		560
17	Shed	*PP	10X10	100			1970AV		0			0
Tab #	S O I L				Acres		Mkt/Ac		Market		Au/Ac	Cauv
C 1	BOA	BLOUNT	SILT	LOAM 0-	75.3888		6030		454590		2660	200530
C 39	PM	PEWAMO	SILTY	CLAY L	240.0910		6490		1558190		3560	854720
670	HSITE	HOMESITE			1.0000		15000		15000		15000	15000
980	ROAD	ROAD			5.5202							

322	2027780	(100%)	1070250	CAUV # 850
709720	374590	(35%)	374590	
Call Back:	Sign: PSN Date: 2015-04-03	Lister:		27-040020.0000-v082020R
Call Back:	Sign: JLR Date: 2009-11-05	Lister:		