

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040020.0000
G18

AGR
2025

sale

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

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	1AF			
	KENTON OH 43326	\$0			

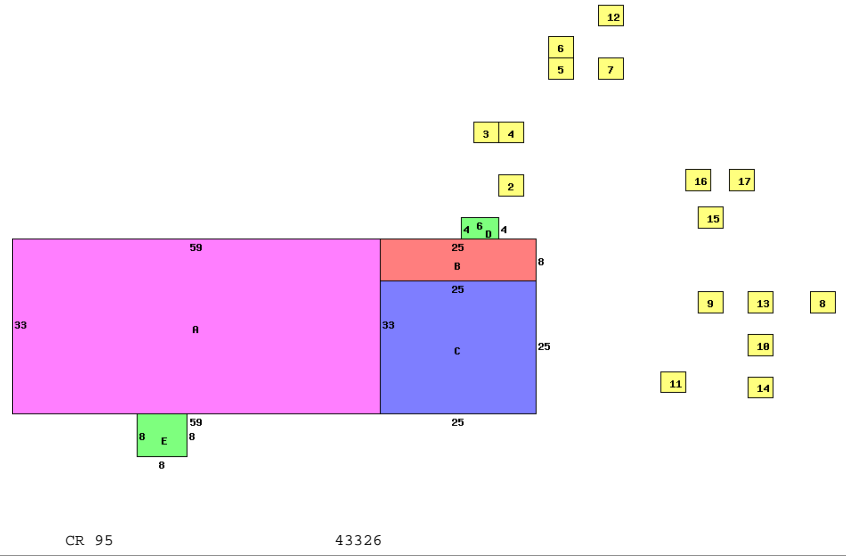
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	112	112	112	112	112
Acres	322.0000	322.0000	322.0000	322.0000	
Land100%	1854890	2027770	2027770	2027770	2027780
Bldg100%	162490	180600	180600	180600	180600
Totl100%	2017370t	2208370t	2208370t	2208370t	2208380t
Cauv100%	597090	1070260	1070260	1070260	1070250
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 Oc	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+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	1	M		1947		b	ADDTN
1	B	A		200		c	GRAGE
	B2	G		625	17500	d	PORCH
	STP	P		24	100	e	PORCH
	STP	P		64	260		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
572	1	2013-12-31	RALSTON THOMAS J ETAL	1AF *	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

Project		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	2147 159840
	Basement		1947 35880
	Subtotal		195720
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	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B B	2147	Rate	C	1970AV	220720	Dpr	Dpr	Value
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	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 (35%) 374590

Call Back: Sign: PSN Date: 2015-04-03 Lister: 27-040020.0000-v082020R
 Call Back: Sign: JLR Date: 2009-11-05 Lister: