

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040020.0000
G18

AGR
2024

sale

Eff Rate:- 48.21 — 45.67 — 37.90 — 38.58 — a/r

2021	RALSTON THOMAS J ETAL	2013-12-31		
2022	RALSTON THOMAS J ETAL	2013-12-31		
2023	RALSTON THOMAS J ETAL	2013-12-31		
2024	RALSTON THOMAS J ETAL	2013-12-31	12291	322.00A
10675	CR 95	1A		
		\$0		
	KENTON OH 43326			

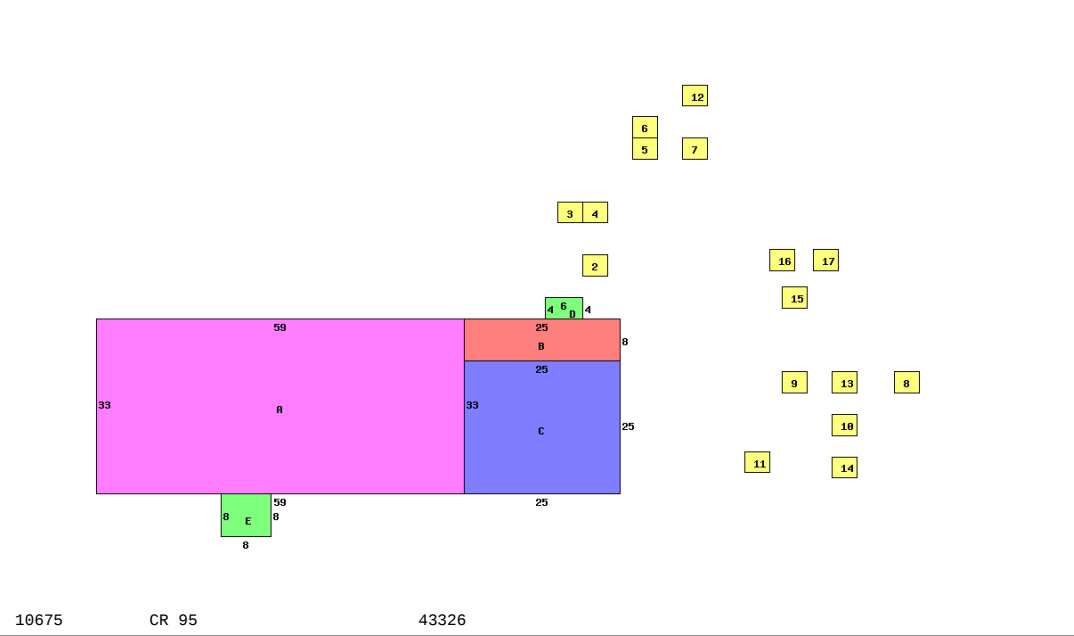
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	112	112	112	112	112
Acres	322.0000	322.0000	322.0000	322.0000	
Land100%	1854890	1854890	2027770	2027770	2027780
Bldg100%	162490	162490	180600	180600	180600
Totl100%	2017370t	2017370t	2208370t	2208370t	2208380t
Cauv100%	597090	597090	1070260	1070260	1070250
Tax Value:					
Land 35%	208980	208980	374590	374590	709720
Bldg 35%	56870	56870	63210	63210	63210
Totl 35%	265850t	265850t	437800t	437800t	772930t
Hmstd35%	53010	53010	56700	56700	
Owner Oc	57.68	54.46	48.76	46.30	
Hmstd RB					hmstd 5250 l 51450 b
Net Tax	11600.56	10994.18	15037.94	15413.00	
Cauv Sav	19305.32	18295.80	11548.68	11833.88	
Sp-Asmnt	530.46	530.46	477.32	781.56	

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 100 260	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
2020	208980	56870	265850	11755.68
2019	332420	49100	381520	15154.78

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024
156	MCCOY 937 - SCIOTO			XA/2024
271	BUSHONG DITCH - SCIOTO RIVER			XA/2024
500	HARDIN COUNTY LANDFILL			XA/2024



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1		Sq-Ft Value
Floor Level	Main	BRICK
	Basement	2147 159840
	Subtotal	1947 35880
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	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B B	FtxFt	2147	Rate		Cond	Value	Dpr	Dpr	Value
2 Garage		20X32	640		C	1970AV	220720	.40		147000
3 Lean-To	*SV	0 17X70	1190		C	1970FR	15360	.70		5120
4 Crib/Grana	*SV	0 26X70	1820			1920FR	600			600
5 Crib/Grana	*SV	0 26X50	1300			1920FR	700			1000
6 Lean-To	*SV	0 24X50	1200			1900FR	700			700
7 Flat Barn		52X86	4472		D	1930FR	700			700
8 Grain Bin	*PP	30X19	570		C	1900FR	42930	.80	.50	4290
9 Grain Bin	*PP	0 30X19	570		C	1972AV	0			0
10 Grain Bin	*PP	0 24X16	384		C	1972AV	0			0
11 Grain Bin	*PP	0 12X8	96		C	1978AV	0			0
12 Pole Barn		54X80	4320		C	1972AV	0			0
13 Grain Bin	*PP	0 30X19	570		C	1981AV	51840	.65		18140
14 Grain Bin	*PP	0 24X16	384		C	1972AV	0			0
15 Flat Barn		36X72	2592		D	1978AV	0			0
16 Shed		12X14	168		D	1920FR	24880	.80	.50	2490
17 Shed	*PP	10X10	100			1970AV	1610	.65		560
						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:
Call Back: Sign: JLR Date: 2009-11-05 Lister:

27-040020.0000-v082020R