LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-040020.0000 AGR
G18 2026

sale

2023	RALSTON THOMAS J ETAL	2013-12-31			
2024	RALSTON THOMAS J ETAL	2013-12-31			
2025	RALSTON THOMAS J ETAL	2013-12-31			
2026	RALSTON THOMAS J ETAL	2013-12-31	12291	322.00A	
	10675 CR 95	1AF			
		$0			
	KENTON OH 43326				

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

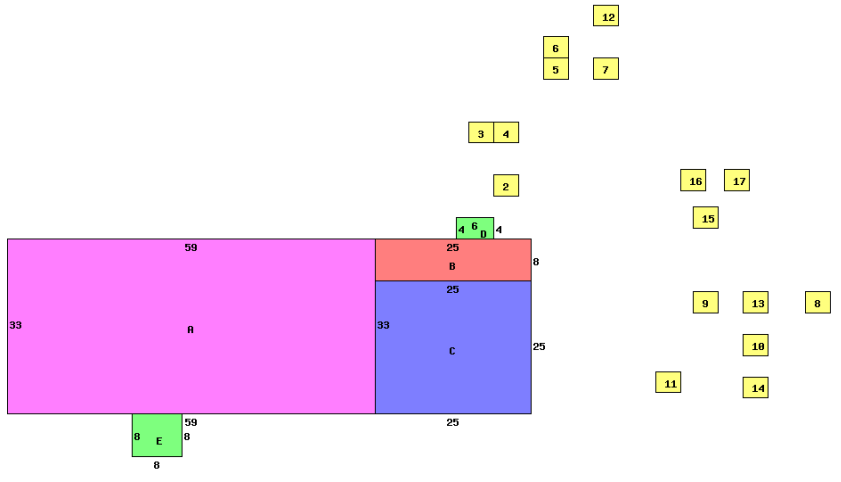
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	112	112	112	112	0	112	112	112
Acres	322.0000	322.0000	322.0000	322.0000	322.0000			
Land100%	2027770	2027770	2027770	2027770		2027770	2939910	2939910
Bldg100%	180600	180600	180600	180600		180600	220340	220340
Totl100%	2208370t	2208370t	2208370t	2208370t		2208370t	3160260t	3160250t
Cauv100%	1070260	1070260	1070260	1070260		2027770	2939910	1042300
Tax Value:								
Land 35%	374590	374590	374590	374590		374590	364810	1028970
Bldg 35%	63210	63210	63210	63210		63210	77120	77120
Totl 35%	437800t	437800t	437800t	437800t		437800t	441930t	1106090t
Hmstd35%	56700	56700	56700	56700		56700	72500	
Owner Oc	48.76	46.30	46.30	46.30	46.30	hmstd 5250 l	51450 b	
Hmstd RB								
Net Tax	15037.94	15413.00	15371.14	15371.14	15371.14			
Cauv Sav	18295.80	11548.68	11833.88	11801.84				
Sp-Asmnt	477.32	781.56	934.08	934.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		1947		a	*MAIN
1	B	A		200		b	ADDTN
	B2	G		625	17500	c	GRAGE
	STP	P		24	100	d	PORCH
	STP	P		64	260	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	208980	56870	265850	10994.18
2021	208980	56870	265850	11600.56

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		



10675 CR 95 43326

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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		
		PUB ELECTRIC	
Fireplace		PRIV WATER	
Openings	1	PRIV SEWER	
Stacks	1	PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	2600
Plumbing		Dwl/Gar/NC%	1.4000
Standard	1		
Extra 2 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 B		2147		C	1970AV	220720	.40		185410
2	Garage		20X32	640		C	1970FR	15360	.70		6450
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	8740	658900	2550	192240
C 39	PM	PEWAMO SILTY CLAY L		240.0910	9410	2259260	3450	828310
670	HSITE	HOMESITE		1.0000	21750	21750	21750	21750
980	ROAD	ROAD		5.5202				
			322			2939910	(100%)	1042300
						1028970	(35%)	364810

CAUV # 850

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

27-040020.0000-v082020R