

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-060016.0000
H09

AGR
2025

sale

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

2022 LYNN VALLEY FARM LLC	2012-12-20			
2023 LYNN VALLEY FARM LLC	2012-12-20			
2024 LYNN VALLEY FARM LLC	2012-12-20			
2025 LYNN VALLEY FARM LLC	2012-12-20	10276	221.00A	
7106 CR 150	1WD			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	221.0000	221.0000	221.0000	221.0000	
Land100%	1224740	1339340	1339340	1339340	1339340
Bldg100%	136310	180800	180800	180800	180800
Totl100%	1361060t	1520140t	1520140t	1520140t	1520140t
Cauv100%	326600	627200	627200	627200	627190
Tax Value:					
Land 35%	114310	219520	219520	219520	468770
Bldg 35%	47710	63280	63280	63280	63280
Totl 35%	162020t	282800t	282800t	282800t	532050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	6733.48	9745.36	9986.04	9959.02	
Cauv Sav	13064.30	8589.24	8801.36	8777.50	
Sp-Asmnt	2323.62	2582.42	2711.38	2711.38	

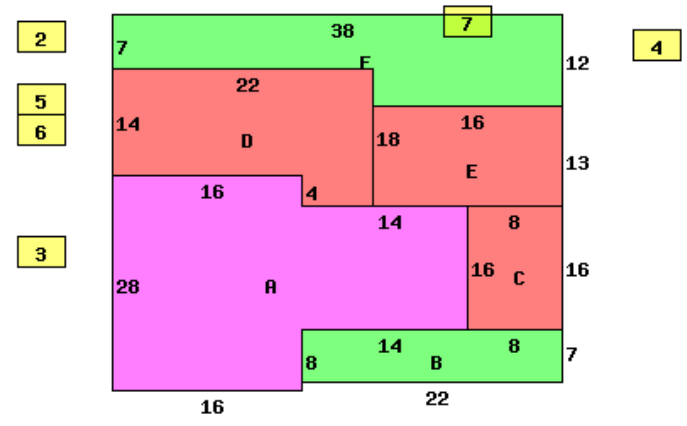
SHB+ 1HB	CONS F	TYPE M	FACT	SQ-FT 672	VALUE 4620	a	*MAIN
1	OFFP	P		154		b	PORCH
1	F/C	A		128		c	ADDTN
1	F/C	A		332		d	ADDTN
1	F/C	A		208		e	ADDTN
	PAT	P		346	1040	f	PORCH

#: 17 L/W
270600170000 101.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
510	1	2012-12-20	LYNN VALLEY FARM LLC	1WD *	0	702540	101370
178	1	2008-05-12	SHEPHERD JANICE ETAL	1CT *	0	467170	99690

Year	Land	Bldg	Total	Net Tax
2021	114310	47710	162020	7105.02
2020	114310	47710	162020	7200.04

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
137 FLAT BRANCH - SCIOTO			XA/2025
168 EWING - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



7106 CR 150 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 1340 107400
Part Upper	FRAME 672 32160
Basement	672 12730
Subtotal	152290
Metal Roof	GABLE
Plaster/Drywall	X X Air Conditioning 3610
Unfinished Wall	X Plumbing 3500
Floor/Pine	X X Extra Features 5660
Number of Rooms	1 6 2 Total Value 165060
Bedrooms	1 2
Central Heat	A PUB ELECTRIC
FORCED AIR	A PUB GAS
Central A/C	A PRIV WATER
Plumbing	A PRIV SEWER
Standard	1 Neighborhood:
Extra 3 Fixture	1 Code: 2600
Extra 2 Fixture	1 Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		2012			C	1940GD	165060	.40		109930
2 Grain Bin	*PP	0 18X16	288			C	1972AV	0			0
3 Pole Build		1 116X50	5800			C	1977AV	69600	.65		24360
4 Pole Build			9048			C	1977AV	86860	.65		30400 1 SIDE OPN
5 Grain Bin	*PP	0 27X16	432			C	1973AV	0			0
6 Grain Bin	*PP	0 30X16	480			C	1974AV	0			0
7 Garage	F	0 28X48	1344			C	1997AV	32260	.55		16110
Tab #	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv		
C 39	PM	PEWAMO	SILTY	CLAY L	.8700	6490	5650	230	200		
C 1	BOA	BLOUNT	SILT	LOAM 0-	94.6342	6030	570640	2660	251730		
C 2	BOB	BLOUNT	SILT	LOAM, 2	52.0475	5770	300310	2360	122830		
C 14	GWB	GLYNWOOD	SILT	LOAM	2.4183	5400	13060	1750	4230		
C 16	GVC2	GLYNWOOD	CLAY	LOAM	1.3688	4750	6500	1050	1440		
C 39	PM	PEWAMO	SILTY	CLAY L	64.2545	6490	417010	3560	228750		
W 1	BOA	BLOUNT	SILT	LOAM 0-	.3207	3610	1160	770	250		
W 2	BOB	BLOUNT	SILT	LOAM, 2	.6245	3130	1950	470	290		
W 14	GWB	GLYNWOOD	SILT	LOAM	.0652	2830	180	750	50		
W 16	GVC2	GLYNWOOD	CLAY	LOAM	.1637	1460	240	230	40		
W 39	PM	PEWAMO	SILTY	CLAY L	1.4222	5370	7640	1670	2380		
670	HSITE	HOMESITE			1.0000	15000	15000	15000	15000		
980	ROAD	ROAD			1.8104						

221 1339340 (100%) 627190 CAUV # 3841
468770 (35%) 219520