LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-060016.0000 AGR
H09 2026

sale

2023 LYNN VALLEY FARM LLC	2012-12-20	
2024 LYNN VALLEY FARM LLC	2012-12-20	
2025 LYNN VALLEY FARM LLC	2012-12-20	
2026 LYNN VALLEY FARM LLC	2012-12-20 10276 221.00A	
7106 CR 150	1WD	
	$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	111	111	111	111	0	111	111	111
Acres	221.0000	221.0000	221.0000	221.0000	221.0000			
Land100%	1339340	1339340	1339340	1339340		1339340	1941910	1941900
Bldg100%	180800	180800	180800	180800		180800	213740	213730
Totl100%	1520140t	1520140t	1520140t	1520140t		1520140t	2155660t	2155630t
Cauv100%	627200	627200	627200	627200		1339340	1941910	606750
Tax Value:								
Land 35%	219520	219520	219520	219520		219520	212360	679670
Bldg 35%	63280	63280	63280	63280		63280	74810	74810
Totl 35%	282800t	282800t	282800t	282800t		282800t	287170t	754470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	9745.36	9986.04	9959.02	9959.02	9959.02			
Cauv Sav	13064.30	8589.24	8801.36	8777.50				
Sp-Asmnt	2582.42	2711.38	2711.38	2711.38				

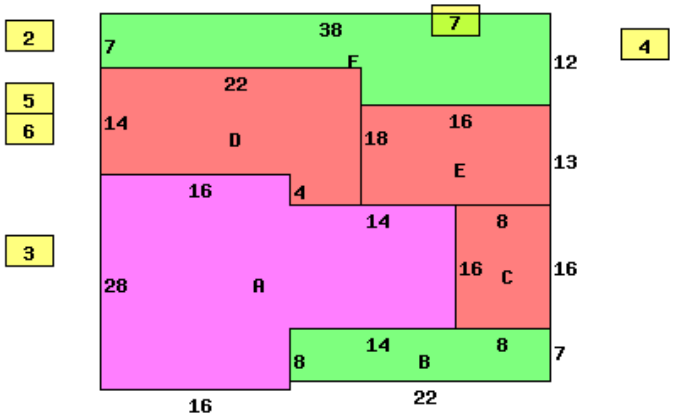
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		672		a	*MAIN
	OFP	P		154	4620	b	PORCH
1	F/C	A		128		c	ADDTN
1	F/C	A		332		d	ADDTN
1	F/C	A		208		e	ADDTN
	PAT	P		346	1040	f	PORCH

#: 17 L/W
2706001700000 101.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	114310	47710	162020	6733.48
2021	114310	47710	162020	7105.02

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1340	107400
	Part Upper	FRAME	672	32160
	Basement		672	12730
	Subtotal			152290
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Number of Rooms	1	6	2		
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra 2 Fixture	1				

Air Conditioning	3610
Plumbing	3500
Extra Features	5660
Total Value	165060
PUB ELECTRIC	
PUB GAS	
PRIV WATER	
PRIV SEWER	
Neighborhood:	
Code:	2600
Dwl/Gar/NC%	1.4000

	Bldg Type	SHB+Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	DWELLING	1HB F			2012		C	1940GD	165060	.40		138650	
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		20320	

Tab	#	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA			BLOUNT SILT LOAM 0-	94.6342	8740	827100	2550	241320
C	2	BOB			BLOUNT SILT LOAM, 2	52.0475	8370	435640	2230	116070
C	14	GWB			GLYNWOOD SILT LOAM	2.4183	7830	18940	1630	3940
C	16	GYC2			GLYNWOOD CLAY LOAM	1.3688	6890	9430	870	1190
C	39	PM			PEWAMO SILTY CLAY L	64.2545	9410	604630	3450	221680
W	1	BOA			BLOUNT SILT LOAM 0-	.3207	5230	1680	230	70
W	2	BOB			BLOUNT SILT LOAM, 2	.6245	4540	2840	230	140
W	14	GWB			GLYNWOOD SILT LOAM	.0652	4100	270	230	20
W	16	GYC2			GLYNWOOD CLAY LOAM	.1637	2120	350	230	40
W	39	PM			PEWAMO SILTY CLAY L	1.4222	7790	11080	230	330
	670	HSITE			HOMESITE	1.0000	21750	21750	21750	21750
	980	ROAD			ROAD	1.8104				
C	39	PM			PEWAMO SILTY CLAY L	.8700	9410	8190	230	200

221	1941900	(100%)	606750	CAUV # 3841
	679670	(35%)	212360	

Call Back: Sign: PSN Date: 2015-03-31 Lister: 27-060016.0000-v082020R