LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-060020.0000 RES
H13 2026

sale

2023	PETTIT AUBREY GENE	2001-07-03
2024	PETTIT AUBREY GENE	2001-07-03
2025	PETTIT AUBREY GENE	2001-07-03
2026	PETTIT AUBREY GENE	2001-07-03 10276 1.00A
	7803 CR 150	1WD
		$89,700
	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	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	15000	15000	15000	15000		15000	17260	17250
Bldg100%	107970	107970	107970	107970		107970	134290	134290
Totl100%	122970t	122970t	122970t	122970t		122970t	151540t	151540t
Cauv100%								
Tax Value:								
Land 35%	5250	5250	5250	5250		5250	6040	6040
Bldg 35%	37790	37790	37790	37790		37790	47000	47000
Totl 35%	43040t	43040t	43040t	43040t		43040t	53040t	53040t
Hmstd35%	41120	41120	40510	40510		40510	50510	
Owner Oc	35.36	33.58	33.08	33.08	33.08	hmstd 5250 l	35260 b	
Hmstd RB	308.12	338.06	349.12	349.12	349.12			
Net Tax	1139.70	1148.16	1133.50	1133.50	1133.50			
Sp-Asmnt	25.56	44.62	44.62	44.62				

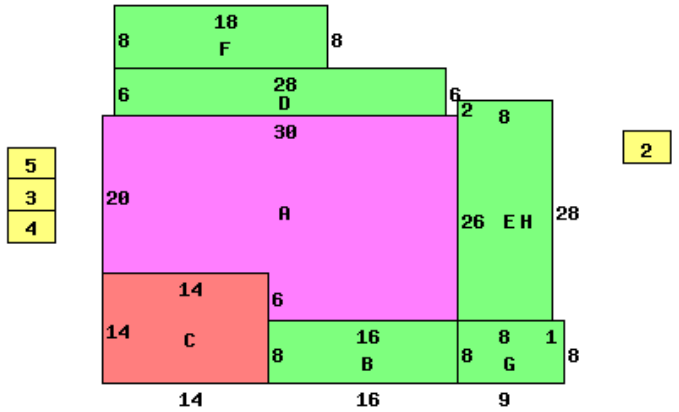
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		696		a	*MAIN
	EFP	P		128	5120	b	PORCH
1	F/C	A		196		c	ADDTN
	EFP	P		168	6720	d	PORCH
	DK	P		224	3360	e	PORCH
	EFP	P		144	5760	f	PORCH
	DK	P		72	1080	g	PORCH
	CAN	P		224	1790	h	PORCH

pole building behind house is not on this parcel

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
324	1	2001-07-03	PETTIT AUBREY GENE	1WD		89700	7000	51370
301	1	1997-07-31	CUMMINS LAVERN R & CAROL	1WD	*	0	6510	40630
581	1	1992-06-23		1UN	*	36000	0	26910

Year	Land	Bldg	Total	Net Tax
2022	4410	25420	29830	855.92
2021	4410	25420	29830	903.06

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
156	MCCOY 937 - SCIOTO	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		



7803 CR 150 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	892	101670
	Full Upper	FRAME	696	54110
	Basement		696	13180
	Subtotal			168960
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall		X	
Unfinished Wall	X		
Floor/Carpet		X	X
Number of Rooms	1	5	1
Bedrooms			3
Plumbing			
Standard	1		

Heating	-1840
Extra Features	23830
Total Value	190950
PUB ELECTRIC	
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	2 B F		1588		C	1800AV	190950	.55		120300
2	Garage		24X24	576		C	1992AV	13820	.65		6770
3	Pole Build		26X36	936		C	1994AV	11230	.60		4490
4	P	OFP0	4X36	144		C	1994AV	4320	.60		1730
5	Lean-To		12X26	312		C	1994AV	2500	.60		1000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250

Call Back: Sign: PSN Date: 2015-03-31 Lister:

27-060020.0000-v082020R