

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180008.0000
M34

RES
2025

sale

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

2022 ROWE FRED & KATHRYN	2004-07-20
2023 ROWE FRED & KATHRYN	2004-07-20
2024 ROWE FRED & KATHRYN	2004-07-20
2025 ROWE FRED & KATHRYN	2004-07-20 PRICES 2ND 14
9642 CR 89	1SH
ALGER OH 45812	\$27,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	1940	3110	3110	3110	3120
Land100%	17030	16430	16430	16430	16420
Bldg100%	18970t	19540t	19540t	19540t	19540t
Totl100%					
Cauvl00%					

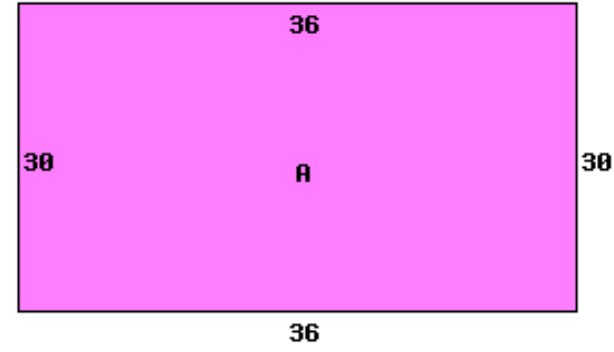
2026 NICHOLS ADAM L	2025-04-28
9642 CR 89	1WD
ALGER OH 45812	

Tax Value:					
Land 35%	680	1090	1090	1090	1090
Bldg 35%	5960	5750	5750	5750	5750
Totl 35%	6640t	6840t	6840t	6840t	6840t
Hmstd35%					
Owner Oc					
Hmstd RB	275.96	235.70	241.54	240.88	
Net Tax					
Sp-Asmnt	23.82	23.82	30.83	30.83	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1080			
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
163	1	2025-04-28	NICHOLS ADAM L	1WD	12500	3110	16430
21	1	2025-01-15	MINICH JASON W & URSULA C	1SD	10000	3110	16430
435	1	2004-07-20	ROWE FRED & KATHRYN	1SH	27000	1860	24370
103	1	2000-02-22	HOLLAND FRANK	1WD	13000	1860	24370
437	1	1998-10-02	FIRST NATIONAL BANK ASSO	1QC *	0	1490	17710
404	1	1995-05-17	HOWARD JAMES & KATHLEEN	WD	28000	1510	15200
752	0	1986-09-16		*	6000	0	7310

Year	Land	Bldg	Total	Net Tax
2021	680	5960	6640	291.18
2020	680	5960	6640	295.08

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
156 MCCOY 937 - SCIOTO				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025



9642 CR 89 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
1	Main	1080	103900
	Subtotal		103900
	Roof		
Shingle	B 1 2 U A		
Fiberboard Wall	X	Heating	-1300
Floor/Pine	X	Total Value	102600
Floor/Tile-Lino	X		
Number of Rooms	5	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
Plumbing		PUB ALLEY	
Standard	1	Neighborhood:	
		Code:	2610
		Dwl/Gar/NC%	.8000

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	1080	Rate	D	Cond	Value	Dpr	Dpr	Value
						OLD/PR	82080	.75		16420
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	factor	rate	rate	rate	value	value		
	60.0000	60.00	160	103	50	52	3120	3120		