LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180008.0000 RES
M34 2026

sale

2023 ROWE FRED & KATHRYN	2004-07-20	
2024 ROWE FRED & KATHRYN	2004-07-20	
2025 ROWE FRED & KATHRYN	2004-07-20	
2026 ROWE FRED & KATHRYN	2004-07-20	PRICES 2ND 14
9642 CR 89	1SH	
	$27,000	
ALGER OH 45812		

2027 NICHOLS ADAM L	2025-04-28	
9642 CR 89	1WD	
ALGER OH 45812		

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

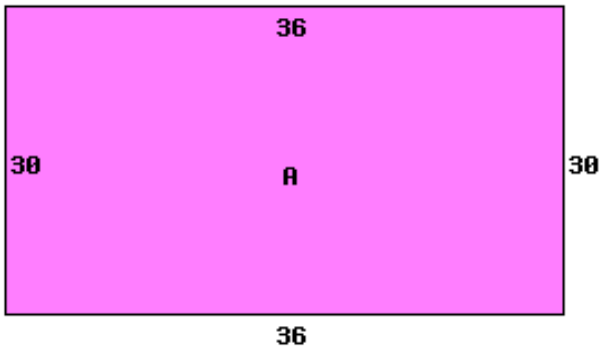
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3110	3110	3110	3110		3110	3600	3600
Bldg100%	16430	16430	16430	16430		16430	20510	20520
Totl100%	19540t	19540t	19540t	19540t		19540t	24110t	24120t
Cauv100%								
Tax Value:								
Land 35%	1090	1090	1090	1090		1090	1260	1260
Bldg 35%	5750	5750	5750	5750		5750	7180	7180
Totl 35%	6840t	6840t	6840t	6840t		6840t	8440t	8440t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	235.70	241.54	240.88	240.88	240.88			
Sp-Asmnt	23.82	30.83	30.83	30.83				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1080	a	*MAIN

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
2022	680	5960	6640	275.96
2021	680	5960	6640	291.18

project		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1080	103900
	Subtotal			103900
Shingle	Roof	GABLE		

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%	1.0000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1080		D	OLD/PR	82080	.75		20520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	160	103	58	60	3600	3600

Call Back: Sign: PSN Date: 2015-04-01 Lister:

27-180008.0000-v082020R