

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180011.0000
M76

RES
2025

sale

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

2022 COMPETITIVE PROPRTIE	2015-09-24
2023 COMPETITIVE PROPRTIE	2015-09-24
2024 COMPETITIVE PROPRTIE	2015-09-24
2025 COMPETITIVE PROPRTIES	2015-09-24 PRICES 2ND 11
9639 CR 89	1WD PT VAC ALLEY
ALGER OH 45812	\$0

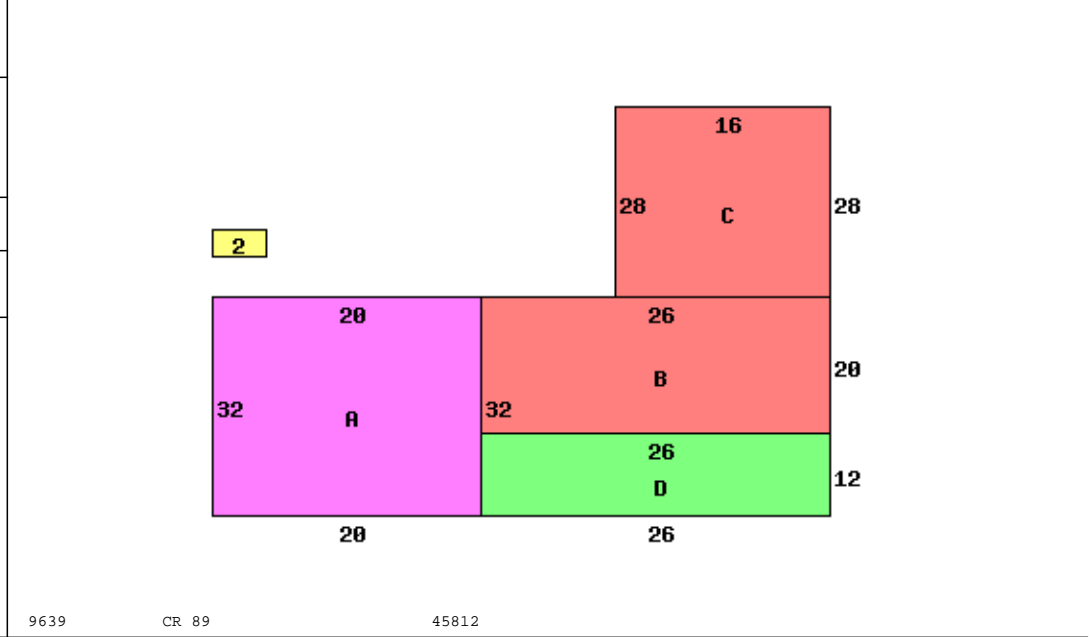
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2290	3600	3600	3600	3600
Land100%	44830	42030	44140	44140	44140
Bldg100%	47110t	45630t	47740t	47740t	47740t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	800	1260	1260	1260	1260
Bldg 35%	15690	14710	15450	15450	15450
Totl 35%	16490t	15970t	16710t	16710t	16710t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	685.32	550.32	590.06	588.46	
Sp-Asmnt	25.61	25.03	36.35	37.64	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		640		b	ADDIN
1	B	F	A	520		c	ADDIN
2	F/C	A		448		d	PORCH
	OFF	F		312	9360		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
368	1	2015-09-24	COMPETITIVE PROPERTIES	LL 1WD *	0	1970	51540
187	1	2015-04-29	SECRETARY OF HOUSING &	UR 1WD *	0	1970	51540
1	1	2014-01-03	JP MORGAN CHASE BANK	LSH	20000	1970	51540
408	1	2005-10-27	HALL CHAD D & SOMER L	1QC *	0	2170	57000
250	1	2002-05-21	HALL CHAD D	1UN *	66911	2170	49970
532	1	1991-07-08		1UN *	1250	0	4230
624	1	1989-07-27		1UN *	0	0	4230

Year	Land	Bldg	Total	Net Tax
2021	800	15690	16490	723.12
2020	800	15690	16490	732.80

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



9639 CR 89 45812

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1608 123370
	Full Upper	FRAME	448 40160
	Basement		520 9920
	Subtotal		173450
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Heating	-2610
Unfinished Wall	X	Plumbing	2100
Floor/Pine	X	Extra Features	9360
Number of Rooms	1 9	Total Value	182300
Bedrooms	4		
Plumbing		PUB ELECTRIC	
Standard	1	PRIV WATER	
Extra 3 Fixture	1	PRIV SEWER	
		PUB ALLEY	
		Neighborhood:	
		Code:	2610
		Dwl/Gar/NC%	.8000

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	2056		D	OLD/FR	145840	.65		40840
2 Garage	F	28X32	896	D	1999VP	17200	.70	.20	3300
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
	68.00	168	105	50	53	3600	3600		

Call Back: Sign: PSN Date: 2015-04-01 Lister: 27-180011.0000-v082020R