LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180012.0000 RES
M75 2026

## sale

| | | |
|---|---|---|
| 2023 PARR CHRISTINE | 2004-12-27 | |
| 2024 PARR CHRISTINE | 2004-12-27 | |
| 2025 PARR CHRISTINE | 2004-12-27 | |
| 2026 PARR CHRISTINE | 2004-12-27 | PRICES 2ND 12 |
| 9649 CR 89 | 1WD | PT VAC ALLEY |
| | $20,000 | |
| ALGER OH 45812 | | |

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

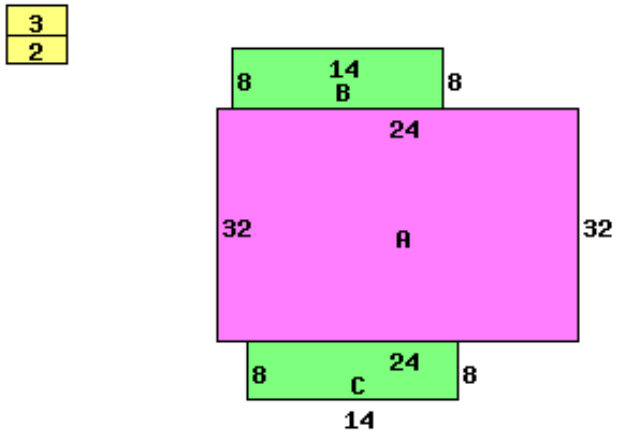
| | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
|---|---|---|---|---|---|---|---|---|
| Tax Year | | | | | | | | |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 3170 | 3170 | 3170 | 3170 | | 3170 | 3660 | 3660 |
| Bldg100% | 26310 | 26310 | 26310 | 26310 | | 26310 | 32770 | 32780 |
| Totl100% | 29490t | 29490t | 29490t | 29490t | | 29490t | 36430t | 36440t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1110 | 1110 | 1110 | 1110 | | 1110 | 1280 | 1280 |
| Bldg 35% | 9210 | 9210 | 9210 | 9210 | | 9210 | 11470 | 11470 |
| Totl 35% | 10320t | 10320t | 10320t | 10320t | | 10320t | 12750t | 12750t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 355.64 | 364.40 | 363.42 | 363.42 | 363.42 | | | |
| Sp-Asmnt | 24.03 | 32.77 | 32.77 | 32.77 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1Q | F/C | M | | 768 | | a | *MAIN |
| | EFP | P | | 112 | 4480 | b | PORCH |
| | OFP | P | | 112 | 3360 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 833 | 1 | 2004-12-27 | PARR CHRISTINE | 1WD | 20000 | 1910 | 21600 |
| 424 | 1 | 2004-07-16 | COMMUNITY FIRST BANK NA | 1SH | 21000 | 1910 | 21600 |
| 390 | 1 | 2000-06-30 | HOLLAND FRANK E | 1WD | 18000 | 1860 | 21600 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 710 | 7700 | 8410 | 349.52 |
| 2021 | 710 | 7700 | 8410 | 368.82 |

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




9649 CR 89 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1Q | | | | |
| Floor Level | Main | FRAME | 768 | 93840 |
| | Qtr Story | FRAME | 768 | 12180 |
| | Subtotal | | | 106020 |
| Metal | Roof | GABLE | | |

B 1 2 U A

| | | | | |
|---|---|---|---|---|
| Plaster/Drywall | | X | | |
| Fiberboard Wall | | | X | |
| Floor/Pine | | X | X | |
| Number of Rooms | 1 | | 2 | |
| Bedrooms | | 1 | 2 | |
| Plumbing | | | | |
| Standard | 1 | | | |

| | |
|---|---|
| Heating | -1780 |
| Extra Features | 7840 |
| Total Value | 112080 |
| PUB ELECTRIC | |
| PRIV WATER | |
| PRIV SEWER | |
| PUB ALLEY | |
| 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 | 1Q F/C | | 768 | | D | OLD/AV | 89660 | .55 | .20 | 32280 |
| 2 | Garage | *SV 0 | 18X24 | 432 | | | OLD/PR | 500 | | | 500 |
| 3 | Shed | *PP ATT | 8X10 | 80 | | | OLD/PR | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 60.00 | 168 | 105 | 58 | 61 | 3660 | 3660 |

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

27-180012.0000-v082020R