

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180017.0000
M72

RES
2023

sale

Eff Rate:- 48.85 — 48.21 — 45.67 — 37.90 — a/r

2020 CASTLE JONATHAN	2018-11-30
2021 CASTLE JONATHAN	2018-11-30
2022 NICHOLS JESSICA	2021-09-16
2023 NICHOLS JESSICA	2021-09-16 PRICES 2ND 29-31
7420 WENTZ ST	1QC PT VAC ALLEY
\$5,000	
ALGER OH 45812	11.0-04-18-017

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7770	7770	7770	12310	12320
Bldg100%	29800	29800	29800	25230	25240
Totl100%	37570t	37570t	37570t	37540t	37560t
Cauvl00%					
Tax Value:					
Land 35%	2720	2720	2720	4310	4310
Bldg 35%	10430	10430	10430	8830	8830
Totl 35%	13150t	13150t	13150t	13140t	13150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	584.38	576.66	546.50	452.80	
Sp-Asmnt	33.93	33.94	33.93	33.93	

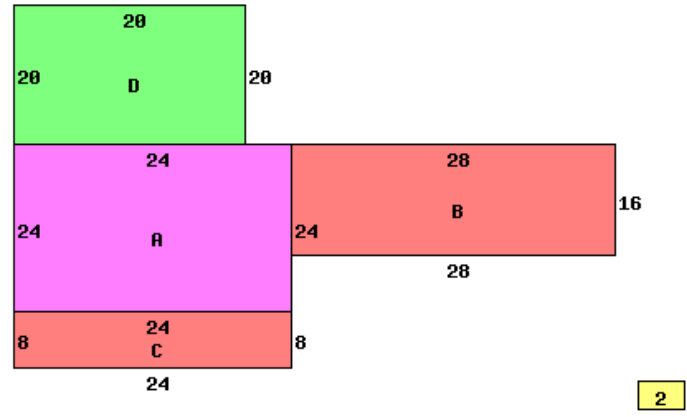
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1Q	F/C	M		576		b	ADDTN
1	F/C	A		448		c	ADDTN
1	F/C	A		192		d	PORCH
	PAT	F		400	1200		

#: 18 & 19, L/W
271800180000
271800190000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
490	1	2021-09-16	NICHOLS JESSICA	1QC *	5000	7770	29800
481	1	2018-11-30	CASTLE JONATHAN	1AF *	0	7400	27430
252	1	2012-06-21	CASTLE JONATHAN	1QC *	0	6940	28310

Year	Land	Bldg	Total	Net Tax
2019	2590	9600	12190	485.76
2018	2590	9600	12190	134.08

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
500 HARDIN COUNTY LANDFILL			XA/2023
156 MCCOY 937 - SCIOTO			XA/2023



7420 WENTZ ST 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level		
Main	FRAME	1216 104110
Qtr Story	FRAME	576 9710
Subtotal		113820
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	X
Panelled Wall	X	
Floor/Hardwood	X	
Floor/Pine	X	
Floor/Carpet	X	
Number of Rooms	4	1
Bedrooms	2	
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
Extra Features		1200
Total Value		115020
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB ALLEY		
Neighborhood:		
Code:		2610
Dwl/Gar/NC%		.8000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1Q F/C			D+	1950FR	.65	.10	24640
2 Garage	*SV 0	24X30	720		OLD/FR			600
front lot	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		88.00	180	109	50	55	4840	4840
		136.00	180	109	50	55	7480	7480

Call Back:

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

27-180017.0000-v082020R