

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180017.0000
M72

RES
2025

sale

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

2022 NICHOLS JESSICA	2021-09-16
2023 NICHOLS JESSICA	2021-09-16
2024 NICHOLS JESSICA	2021-09-16
2025 NICHOLS JESSICA	2021-09-16
7420 WENTZ ST	2021-09-16 PRICES 2ND 29-31
	1QC PT VAC ALLEY
	\$5,000
ALGER OH 45812	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	7770	12310	12310	12310	12310	12320
Bldg100%	29800	25230	25230	25230	25230	25240
Totl100%	37570t	37540t	37540t	37540t	37540t	37560t
Cauvl00%						
Tax Value:						
Land 35%	2720	4310	4310	4310	4310	4310
Bldg 35%	10430	8830	8830	8830	8830	8830
Totl 35%	13150t	13140t	13140t	13140t	13140t	13150t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	546.50	452.80	464.00	462.74	462.74	
Sp-Asmnt	33.93	33.93	40.35	40.92		

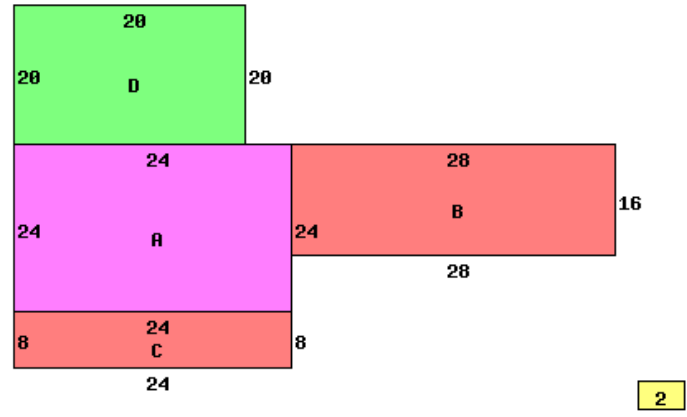
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1Q	F/C	M		576		b	ADDTN
1	F/C	A		448		c	ADDTN
1	F/C	A		192		d	PORCH
	PAT	F		400	1200		

#: 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
2021	2720	10430	13150	576.66
2020	2720	10430	13150	584.38

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



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		
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		1216	D+	1950FR	.65	.10	24640
2 Garage	*SV 0	24X30	720		OLD/FR			600
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
front lot		88.00	180	109	50	55	4840	4840
front lot		136.00	180	109	50	55	7480	7480