LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180017.0000 RES
M72 2026

sale

2023 NICHOLS JESSICA	2021-09-16	
2024 NICHOLS JESSICA	2021-09-16	
2025 NICHOLS JESSICA	2021-09-16	
2026 NICHOLS JESSICA	2021-09-16	PRICES 2ND 29-31
7420 WENTZ ST	1QC	PT VAC ALLEY
	$5,000	
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%	12310	12310	12310	12310		12310	14110	14110
Bldg100%	25230	25230	25230	25230		25230	31400	31400
Totl100%	37540t	37540t	37540t	37540t		37540t	45510t	45510t
Cauv100%								
Tax Value:								
Land 35%	4310	4310	4310	4310		4310	4940	4940
Bldg 35%	8830	8830	8830	8830		8830	10990	10990
Totl 35%	13140t	13140t	13140t	13140t		13140t	15930t	15930t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	452.80	464.00	462.74	462.74	462.74			
Sp-Asmnt	33.93	40.35	40.92	40.92				

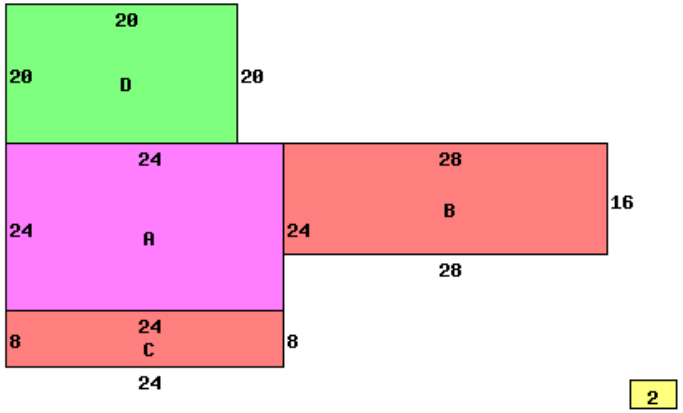
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		576		a	*MAIN
1	F/C	A		448		b	ADDTN
1	F/C	A		192		c	ADDTN
	PAT	P		400	1200	d	PORCH

#: 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
2022	2720	10430	13150	546.50
2021	2720	10430	13150	576.66

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

			Sq-Ft	Value
Story Height 1Q				
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	Extra Features	1200
Panelled Wall	X		Total Value	115020
Floor/Hardwood	X			
Floor/Pine		X	PUB ELECTRIC	
Floor/Carpet	X		PRIV WATER	
Number of Rooms	4	1	PRIV SEWER	
Bedrooms	2		PUB ALLEY	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	2610
Plumbing			Dwl/Gar/NC%	1.0000
Standard	1			

	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		1216		D+	1950FR	97770	.65	.10	30800
2	Garage	*SV 0	24X30	720			OLD/FR	600			600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		88.00	180	109	58	63	5540	5540
front lot		136.00	180	109	58	63	8570	8570

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

27-180017.0000-v082020R