

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180026.0000
M37

RES
2025

sale

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

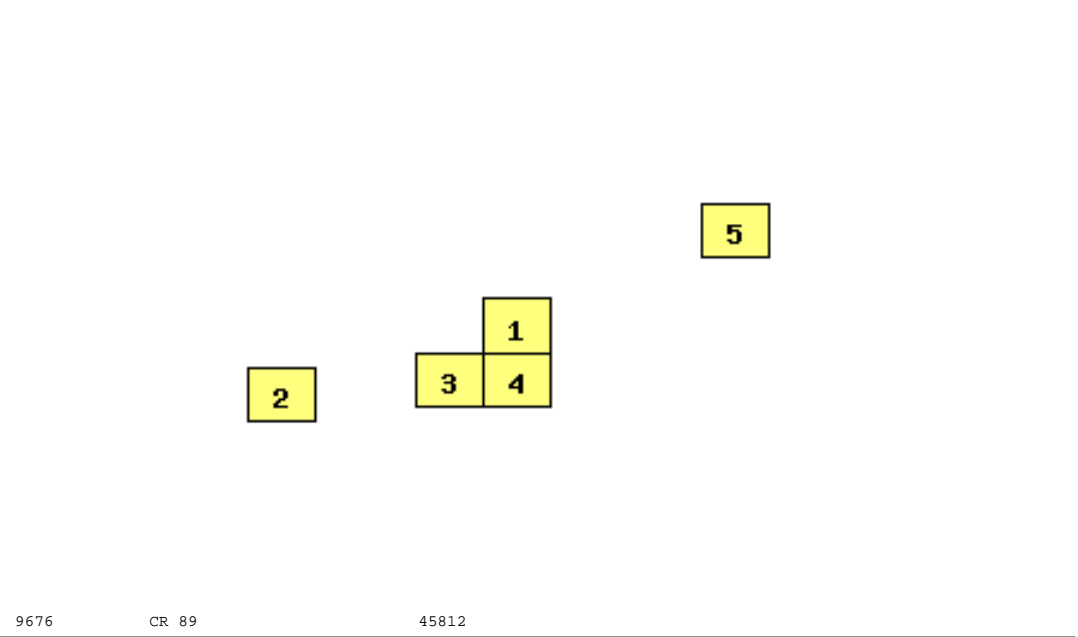
2022 NICHOLS JESSICA	2021-11-30
2023 NICHOLS JESSICA	2021-11-30
2024 NICHOLS JESSICA	2021-11-30
2025 NICHOLS JESSICA	2021-11-30
9676 CR 89	1QC ALLEY
ALGER OH 45812	\$3,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	2770	4430	4430	4430	4420
Bldg100%	3340	8170	8170	8170	7440
Totl100%	6110t	12600t	12600t	12600t	11860t
Cauvl00%					
Tax Value:					
Land 35%	970	1550	1550	1550	1550
Bldg 35%	1170	2860	2860	2860	2600
Totl 35%	2140t	4410t	4410t	4410t	4150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	88.92	151.96	155.74	155.32	
Sp-Asmnt	7.13	6.16	12.35	14.29	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
646	1	2021-11-30	NICHOLS JESSICA	1QC	3500	2770	3340
397	1	2011-09-16	YATES BOBBY & DINAH	1WD	5000	3060	5800

Year	Land	Bldg	Total	Net Tax
2021	970	1170	2140	93.84
2020	970	1170	2140	95.10

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
156 MCCOY 937 - SCIOTO				XA/2025



9676 CR 89 45812

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	Fnc	True
1 Lean-To		10X24	240	C	1980FR	1920	.70	580
2 Upground C *SV	0	12X14	168	C	OLD/FR	100		100
3 Lean-To		16X18	288	D	2017AV	1840	.20	1470
4 Garage		24X24	576	C-	1972FR	12440	.70	2990
5 Shed		10X30	300	D	2017AV	2880	.20	2300

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	60.0000	85.00	160	103	50	52	4420	4420