LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-180026.0000 RES
M37 2026

sale

2023 NICHOLS JESSICA	2021-11-30	
2024 NICHOLS JESSICA	2021-11-30	
2025 NICHOLS JESSICA	2021-11-30	
2026 NICHOLS JESSICA	2021-11-30	PRICES 2ND 17 & PT VAC
9676 CR 89	1QC	ALLEY
	$3,500	
ALGER OH 45812		

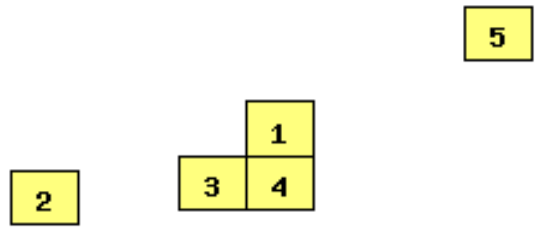
Eff Rate: – 37.90 — 38.58 — 38.48 — 38.48 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	4430	4430	4430	4430		4430	5110	5100
Bldg100%	8170	8170	8170	8170		8170	7430	7440
Totl100%	12600t	12600t	12600t	12600t		12600t	12540t	12540t
Cauv100%								
Tax Value:								
Land 35%	1550	1550	1550	1550		1550	1790	1790
Bldg 35%	2860	2860	2860	2860		2860	2600	2600
Totl 35%	4410t	4410t	4410t	4410t		4410t	4390t	4390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	151.96	155.74	155.32	155.32	155.32			
Sp-Asmnt	6.16	12.35	14.29	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
2022	970	1170	2140	88.92
2021	970	1170	2140	93.84

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% 1.0000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	85.00	160	103	58	60	5100	5100

Call Back: Sign: PSN Date: 2015-04-01 Lister: 27-180026.0000-v082020R