

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-210019.0000
M50

RES
2025

sale

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

2022	KESSLER PENNY L	2015-09-25			
2023	KESSLER PENNY L	2015-09-25			
2024	KESSLER PENNY L	2015-09-25			
2025	KESSLER PENNY L	2015-09-25	12291	.314A	
	9936 CR 89	LWD			
	ALGER OH 45812	\$67,500			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	.3100	.3100	.3100	.3100	
Land100%	3060	4800	4800	4800	4800
Bldg100%	66200	69630	69630	69630	69620
Totl100%	69260t	74430t	74430t	74430t	74420t
Cauvl00%					
Tax Value:					
Land 35%	1070	1680	1680	1680	1680
Bldg 35%	23170	24370	24370	24370	24370
Totl 35%	24240t	26050t	26050t	26050t	26050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1007.42	897.70	919.86	917.38	
Sp-Asmnt	24.00	24.00	44.58	44.58	

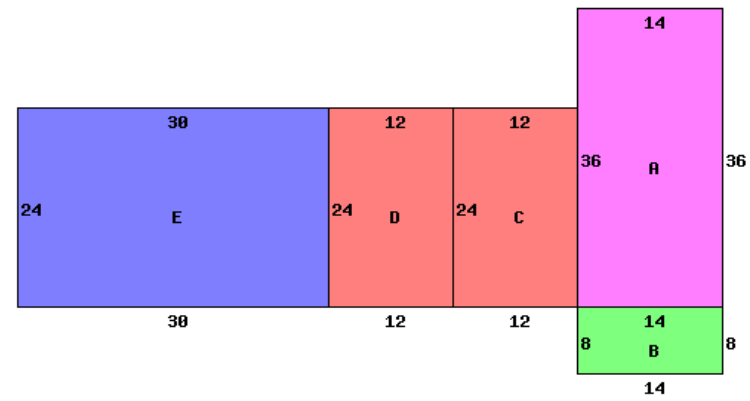
SHB+	CON	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		504		a	*MAIN
	OFF	P		112	3360	b	PORCH
1	F/C	A		288		c	ADDTN
1	F/C	A		288		d	ADDTN
	F	G		720	17280	e	GRAGE

#: 18 L/W
272100180000 .157a

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
192	1	2015-09-25	KESSLER PENNY L	LWD	67500	2710	41830
613	1	2004-09-23	SLAHR WILLIAM E	LQC	10000	2910	24460
185	1	1998-04-08	DYE MICHAEL E & PAMELA D	LWD	34000	2910	14830
622	1	1997-10-17	WINGFIELD THOMAS A & ROB	LWD *	0	2910	14830
621	1	1993-07-14	SHULTZ RUBY M	LWD	17750	0	12830
465	1	1993-06-03	SHULTZ RUBY M	LWD	17000	0	12510
574	1	1989-07-14		LWD	9825	0	11230
573	1	1989-07-14		LWD	14000	0	11230

Year	Land	Bldg	Total	Net Tax
2021	1070	23170	24240	1062.98
2020	1070	23170	24240	1077.20

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



9936 CR 89 45812

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1080 103900
Full Upper	FRAME	504 42780
Subtotal		146680
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Fireplaces 2000
Floor/Carpet	X	Heating -670
Floor/Tile-Lino	X	Air Conditioning 2000
Number of Rooms	5 3	Garages and Carports 17280
Bedrooms	1 2	Extra Features 3360
		Total Value 170650
Fireplace		
Openings	1	PUB ELECTRIC
Stacks	1	PRIV WATER
Central Heat	X	PRIV SEWER
FORCED AIR		
Heat Pump	X	Neighborhood:
Central A/C	X	Code: 2610
Plumbing		Dwl/Gar/NC% .8000
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C		1584		D+	OLD/GD	145050	.40		69620
front lot	effective	depth	depth	actual	effective	extended	true			
	frontage	factor	factor	rate	rate	value	value			
	100.00	137	95	50	48	4800	4800			