LYNN TWP
UPPER SCIOTO SD 00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-210024.0000 RES
M46 2026

sale

2023	STEVE WHITE RENTALS L	2021-12-23
2024	DOUGLAS GWENDOLYN SUE	2023-05-05
2025	JACKSON RALPH E	2024-06-21
2026	JACKSON RALPH E	2024-06-21 12291
	9818 CR 89	2WD
		$191,700
	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%	4060	4060	4060	4060		4060	4660	4660
Bldg100%	31310	31310	31310	31310		31310	39060	39050
Totl100%	35370t	35370t	35370t	35370t		35370t	43710t	43710t
Cauv100%								
Tax Value:								
Land 35%	1420	1420	1420	1420		1420	1630	1630
Bldg 35%	10960	10960	10960	10960		10960	13670	13670
Totl 35%	12380t	12380t	12380t	12380t		12380t	15300t	15300t
Hmstd35%								
Owner Oc	10.56							
Hmstd RB								
Net Tax	416.06	437.16	435.98	435.98	435.98			
Sp-Asmnt	24.00	36.93	37.23	37.23				

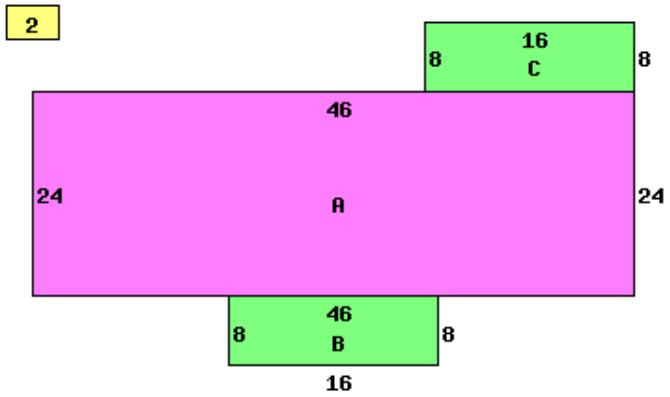
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1104		a	*MAIN
	OFP	P		128	3840	b	PORCH
	DK	P		128	1920	c	PORCH

#: 27 L/W
272100270000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
252	2	2024-06-21	JACKSON RALPH E	2WD		191700	4060	31310
163	2	2023-05-05	DOUGLAS GWENDOLYN SUE	2WD		50000	2540	31510
685	2	2021-12-23	STEVE WHITE RENTALS LLC	2WD		35000	2540	31510
286	2	2010-07-23	HORD RHONDA J	2WD	*	0	2770	35970
285	2	2010-07-23	HORD RHONDA J & ROBERT G	2CT	*	0	2770	35970
73	2	1994-01-31	OCHIER MILLARD E	2CT	*	0	0	22800

Year	Land	Bldg	Total	Net Tax
2022	890	11030	11920	483.26
2021	890	11030	11920	509.86

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



9818 CR 89 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

				Sq-Ft	Value
Story Height 1					
Floor Level	Main	FRAME		1104	101890
	Subtotal				101890
Metal	Roof	GABLE			

B 1 2 U A

Plaster/Drywall	X	Extra Features	5760
Panelled Wall	X	Total Value	107650
Floor/Hardwood	X		
Floor/Carpet	X	PUB ELECTRIC	
Number of Rooms	6	PRIV WATER	
Bedrooms	2	PRIV SEWER	
Central Heat	A	Neighborhood:	
GRAV 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	1 F/C		1104		D	OLD/AV	86120	.55		38750
2	Shed	*SV 0	8X10	80			OLD/	300			300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		97.00	106	83	58	48	4660	4660

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