

MCDONALD TWP
UPPER SCIOTO SD

00300

REAL PROPERTY RECORD

05:12 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030002.0000
D56

AGR
2025

sale		Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r			
2022 CANNODE STEPHANIE	2013-07-18	Tax Year	2022	2023	2024
2023 CANNODE STEPHANIE	2013-07-18	Prop Cls	561	561	110
2024 FLATFORK LTD & SUGARS	2023-12-29	Acres	2.0000	2.0000	2.0000
2025 FLATFORK LTD & SUGARSHA	2023-12-29 13359 15026 2.00A	Land100%	15600	23910	11540
6033 TR 120	1WD	Bldg100%	35400	58230	0
ALGER OH 45812	\$15,000	Totl100%	51000t	82140t	11540t
		Cauv100%	23910	23000	6090
		Tax Value:			
		Land 35%	5460	8050	2130
		Bldg 35%	12390	20380	2130
		Totl 35%	17850t	28430t	2130t
		Hmstd35%	16800		2130t
		Owner 0c	17.58		
		Hmstd RB	343.14		
		Net Tax	357.92	1056.96	76.74
					76.64
		Sp-Asmnt	25.31	25.31	68.80
					68.72
					11.46
					11.46

NO ELECTRIC OR WATER TO MHS									
2013 duplicate combined parcels									
Francis C Fraley has a life lease on property 7-17-14									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
557	1	2023-12-29	FLATFORK LTD & SUGARSHACK	1WD	15000	23000	58230		
326	1	2013-07-18	CANNODE STEPHANIE	10C *	0	6000	0		
325	1	2013-07-18	FRALEY FRANCIS CARL	10C *	0	6000	0		
35	1	2011-01-25	FRALEY PATRICIA ANN & FRA	1SD	0	6000	0		
9	1	2011-01-10	FRALEY PATRICIA ANN	1 *	0	6000	0		
690	1	1992-07-22		1WD *	0	13310	0		
Year		Land	Bldg	Total	Net Tax				
2021		5460	12390	17850	378.28				
2020		5460	12390	17850	383.52				
p r o j e c t									
902	MAIN DISTRICT CONSERVANCY				XA/2025	ben acres	/ %	factor	
137	FLAT BRANCH - SCIOTO				XA/2025				