

MCDONALD TWP  
UPPER SCIOTO SD

00300

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
2023 CANNODE STEPHANIE	2013-07-18
2024 FLATFORK LTD & SUGARS	2023-12-29
2025 FLATFORK LTD & SUGARSHA	2023-12-29 13359 15026 2.00A
6033 TR 120	LWD
ALGER OH 45812	\$15,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	561	561	110	110	110
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	15600	23910	11540	11540	11540
Bldg100%	35400	58230		0	
Totl100%	51000t	82140t	11540t	11540t	11540t
Cauv100%	23910	23000	6090	6090	6090
Tax Value:					
Land 35%	5460	8050	2130	2130	4040
Bldg 35%	12390	20380			0
Totl 35%	17850t	28430t	2130t	2130t	4040t
Hmstd35%	16800				
Owner Oc	17.58				
Hmstd RB	343.14				
Net Tax	357.92	1056.96	76.74	76.64	
Sp-Asmnt	25.31	25.31	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	LWD	15000	23000	58230
326	1	2013-07-18	CANNODE STEPHANIE	LQC *	0	6000	0
325	1	2013-07-18	FRALEY FRANCIS CARL	LQC *	0	6000	0
35	1	2011-01-25	FRALEY PATRICIA ANN & FRA	LSL *	0	6000	0
9	1	2011-01-10	FRALEY PATRICIA ANN	L *	0	6000	0
690	1	1992-07-22		LWD *	0	13310	0

Year	Land	Bldg	Total	Net Tax
2021	5460	12390	17850	378.28
2020	5460	12390	17850	383.52

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
137 FLAT BRANCH - SCIOTO XA/2025  
ben acres / % factor

6033 TR 120 45812

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD  
Neighborhood:  
Code: 3100  
Dwl/Gar/NC% 1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 17	HKA HASKINS SILT LOAM 0	.8490	5900	5010	2950	2510
C 39	PM PEWAMO SILTY CLAY L	1.0060	6490	6530	3560	3580
980	ROAD ROAD	.1450				
		2		11540	(100%)	6090
				4040	( 35%)	2130

CAUV # 4204

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-030002.0000-v082020R