MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030002.0000 AGR
D56 2026

sale

2023 CANNODE STEPHANIE	2013-07-18	
2024 FLATFORK LTD & SUGARS	2023-12-29	
2025 FLATFORK LTD & SUGARS	2023-12-29	
2026 FLATFORK LTD & SUGARSHA	2023-12-29 13359 15026	2.00A
6033 TR 120	1WD	
	$15,000	
ALGER OH 45812		

Eff Rate: 40.66 — 39.34 — 39.29 — 39.29 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	561	110	110	110	0	110	110	110
Acres	2.0000	2.0000	2.0000	2.0000	2.0000			
Land100%	23910	11540	11540	11540		11540	16740	16740
Bldg100%	58230			0				
Totl100%	82140t	11540t	11540t	11540t		11540t	16740t	16740t
Cauv100%	23000	6090	6090	6090		11540	16740	5870
Tax Value:								
Land 35%	8050	2130	2130	2130		2130	2050	5860
Bldg 35%	20380							0
Totl 35%	28430t	2130t	2130t	2130t		2130t	2050t	5860t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1056.96	76.74	76.64	76.64	76.64			
			68.80	68.72				
Sp-Asmnt	25.31	11.46	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	1QC *	0	6000	0
325	1	2013-07-18	FRALEY FRANCIS CARL	1QC *	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
2022	5460	12390	17850	357.92
2021	5460	12390	17850	378.28

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

6033 TR 120 45812

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 17	HKA	HASKINS SILT LOAM 0	.8490	8560	7270	2830	2400
C 39	PM	PEWAMO SILTY CLAY L	1.0060	9410	9470	3450	3470
980	ROAD	ROAD	.1450				
			2		16740	(100%)	5870
					5860	(35%)	2050

CAUV # 4204

Call Back: Sign: PSN Date: 2014-10-29 Lister:

31-030002.0000-v082020R