

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060002.0000
J25

AGR
2023

sale

Eff Rate:- 47.62 — 46.98 — 44.45 — 40.66 — a/r

2020 SHEPHERD EARL F JR TR	2010-07-19			
2021 SHEPHERD EARL F JR TR	2010-07-19			
2022 SHEPHERD EARL F JR TR	2010-07-19			
2023 SHEPHERD EARL F JR TRUS	2010-07-19	10068	74.50A	
RU CR 75	5WD			
	\$0			
	10.0-04B-06-002			

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	199	199	199	199	199
Acres	74.5000	74.5000	74.5000	74.5000	
Land100%	416290	416290	416290	454830	454820
Bldg100%	19370	19370	19370	28600	28610
Totl100%	435660t	435660t	435660t	483430t	483430t
Cauv100%	119430	119430	119430	224230	224230
Tax Value:					
Land 35%	41800	41800	41800	78480	159190
Bldg 35%	6780	6780	6780	10010	10010
Totl 35%	48580t	48580t	48580t	88490t	169200t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2095.50	2067.06	1955.80	3289.84	
Cauv Sav	4481.68	4420.92	4182.94	3000.58	
Sp-Asmnt	454.94	454.94	454.94	454.94	

310600030000 48.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
276	5	2010-07-19	SHEPHERD EARL F JR TRUSTE	5WD *	0	185800	107140
275	5	2010-07-19	SHEPHERD EARL F & MARYBEL	5WD *	0	185800	107140
Year	Land	Bldg	Total	Net Tax			
2019	68880	6780	75660	3005.40			
2018	68880	6780	75660	3019.50			

Project
902 MAIN DISTRICT CONSERVANCY XA/2023
137 FLAT BRANCH - SCIOTO XA/2023

ben acres / % factor



CR 75 43326

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

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 Flat Barn	1	120X36	4320	D	1920FR	41470	.80	.50	4150
5 Pole Build	1	100X50	5000	C	1974AV	60000	.65		21000
6 Lean-To	1	120X24	2880		OLD/FR	23040	.70	.50	3460
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv			
C 1	BOA BLOUNT SILT LOAM 0-	29.2717	6030	176510	2660	77860			
C 2	BOB BLOUNT SILT LOAM, 2	6.6137	5770	38160	2360	15610			
C 39	PM PEWAMO SILTY CLAY L	36.4152	6490	236330	3560	129640			
C 51	WSTL WASTE LAND	1.0000	120	120	50	50			
W 1	BOA BLOUNT SILT LOAM 0-	.2103	3610	760	770	160			
W 39	PM PEWAMO SILTY CLAY L	.5467	5370	2940	1670	910			
980	ROAD ROAD	.4424							

74.5 454820 (100%) 224230 CAUV # 1444
159190 (35%) 78480

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060002.0000-v082020R