

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060002.0000
J25

AGR
2025

sale

2022 SHEPHERD EARL F JR TR
2023 SHEPHERD EARL F JR TR
2024 SHEPHERD EARL F JR TR
2025 SHEPHERD EARL F JR TRUS
RU CR 75

2010-07-19
2010-07-19
2010-07-19
2010-07-19 10068 74.50A
5WD
\$0

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.34 — a/r

Tax Year 2022 2023 2024 2025
Prop Cls 199 199 199 199
Acres 74.5000 74.5000 74.5000 74.5000
Land100% 416290 454830 454830 454830
Bldg100% 19370 28600 28600 28600
Totl100% 435660t 483430t 483430t 483430t
Cauv100% 119430 224230 224230 224230

CAMA
199
454820
28610
483430t
224230

Tax Value:

Land 35% 41800 78480 78480 78480
Bldg 35% 6780 10010 10010 10010
Totl 35% 48580t 88490t 88490t 88490t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 1955.80 3289.84 3188.16
4182.94 3000.58 2907.86
Sp-Asmnt 454.94 454.94 503.72

159190
10010
169200t

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
2021	41800	6780	48580	2067.06
2020	41800	6780	48580	2095.50

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
137 FLAT BRANCH - SCIOTO	XA/2025			

6 1

2

5

CR 75

43326

PUB ELECTRIC
PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

Bldg	Type	SHB+Cons	DixHt	FtxFt	Area	Unit	Grade	Blt/Renov	Cond	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