

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060002.0000
J25

AGR
2024

sale

2021 SHEPHERD EARL F JR TR
2022 SHEPHERD EARL F JR TR
2023 SHEPHERD EARL F JR TR
2024 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:- 46.98 — 44.45 — 40.66 — 39.34 — a/r

Tax Year 2021 2022 2023 2024
Prop Cls 199 199 199 199
Acres 74.5000 74.5000 74.5000 74.5000
Land100% 416290 416290 454830 454830
Bldg100% 19370 19370 28600 28600
Totl100% 435660t 435660t 483430t 483430t
Cauv100% 119430 119430 224230 224230
Tax Value:
Land 35% 41800 41800 78480 78480
Bldg 35% 6780 6780 10010 10010
Totl 35% 48580t 48580t 88490t 88490t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 2067.06 1955.80 3289.84 3188.16
Cauv Sav 4420.92 4182.94 3000.58 2907.86
Sp-Asmnt 454.94 454.94 454.94 503.72

CAMA
199
454820
28610
483430t
224230

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			
2020	41800	6780	48580	2095.50			
2019	68880	6780	75660	3005.40			

Project
902 MAIN DISTRICT CONSERVANCY
137 FLAT BRANCH - SCIOTO
XA/2024
XA/2024
ben acres / % factor

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 Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
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