

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060002.0000
J25

AGR
2025

sale

Eff Rate:- 44.45 — 40.66 — 39.34 — 39.29 — a/r

2022 SHEPHERD EARL F JR TR	2010-07-19			
2023 SHEPHERD EARL F JR TR	2010-07-19			
2024 SHEPHERD EARL F JR TR	2010-07-19			
2025 SHEPHERD EARL F JR TRUS	2010-07-19	10068	74.50A	
RU CR 75		5WD		
	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	74.5000	74.5000	74.5000	74.5000	
Land100%	416290	454830	454830	454830	454820
Bldg100%	19370	28600	28600	28600	28610
Totl100%	435660t	483430t	483430t	483430t	483430t
Cauv100%	119430	224230	224230	224230	224230
Tax Value:					
Land 35%	41800	78480	78480	78480	159190
Bldg 35%	6780	10010	10010	10010	10010
Totl 35%	48580t	88490t	88490t	88490t	169200t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1955.80	3289.84	3188.16	3183.80	
Cauv Sav	4182.94	3000.58	2907.86	2903.86	
Sp-Asmnt	454.94	454.94	503.72	503.72	

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			

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
137 FLAT BRANCH - SCIOTO XA/2025



CR 75 43326

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

Bldg Type	SHB+Cons	DixHt	PtxFt	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