MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060002.0000 AGR
J25 2026

sale

2023 SHEPHERD EARL F JR TR	2010-07-19	
2024 SHEPHERD EARL F JR TR	2010-07-19	
2025 SHEPHERD EARL F JR TR	2010-07-19	
2026 SHEPHERD EARL F JR TRUS	2010-07-19 10068	74.50A
RU CR 75	5WD	
	$0	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	74.5000	74.5000	74.5000	74.5000	74.5000			
Land100%	454830	454830	454830	454830		454830	172770	172760
Bldg100%	28600	28600	28600	28600		28600	28600	28610
Totl100%	483430t	483430t	483430t	483430t		483430t	201370t	201370t
Cauv100%	224230	224230	224230	224230		454830	172770	57160
Tax Value:								
Land 35%	78480	78480	78480	78480		78480	20010	60470
Bldg 35%	10010	10010	10010	10010		10010	10010	10010
Totl 35%	88490t	88490t	88490t	88490t		88490t	30020t	70480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3289.84	3188.16	3183.80	3183.80	3183.80			
Cauv Sav	4182.94	3000.58	2907.86	2903.86				
Sp-Asmnt	454.94	503.72	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
2022	41800	6780	48580	1955.80
2021	41800	6780	48580	2067.06

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



PUB ELECTRIC
PUB PAVED ST/RD

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

	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
7	ABATE2099	*705		0			2026	648490			0

Tab	#	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	6.0218	8740	52630	2550	15360
C	2	BOB	BLOUNT SILT LOAM, 2	.5329	8370	4460	2230	1190
C	39	PM	PEWAMO SILTY CLAY L	11.7049	9410	110140	3450	40380
C	51	WSTL	WASTE LAND	1.0000	170	170	50	50
W	1	BOA	BLOUNT SILT LOAM 0-	.2103	5230	1100	230	50
W	39	PM	PEWAMO SILTY CLAY L	.5467	7790	4260	230	130
	980	ROAD	ROAD	.4424				
	910		SOLAR PANEL	54.0410				

74.5	172760	(100%)	57160	CAUV # 1444
	60470	(35%)	20010	

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