

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060012.0000
J42

AGR
2025

sale

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

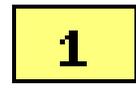
2022 BOECHER STEVE F	2020-11-02				
2023 BOECHER STEVE F	2020-11-02				
2024 BOECHER STEVE F	2020-11-02				
2025 BOECHER STEVE F	2020-11-02	10068	49.016A		
CR 150	2QC				
	\$0				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	49.0200	49.0200	49.0200	49.0200	
Land100%	263860	288290	288290	288290	288290
Bldg100%	18430	23030	23030	23030	23040
Totl100%	282290t	311310t	311310t	311310t	311330t
Cauv100%	67430	132970	132970	132970	132980
Tax Value:					
Land 35%	23600	46540	46540	46540	100900
Bldg 35%	6450	8060	8060	8060	8060
Totl 35%	30050t	54600t	54600t	54600t	108970t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1209.80	2029.90	1967.16	1964.46	
Cauv Sav	2767.82	2020.94	1958.50	1955.82	
Sp-Asmnt	189.02	189.02	228.36	228.36	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
448	2	2020-11-02	BOECHER STEVE F	2QC *	0	263860	18430
181	2	2014-04-18	BOECHER STEVE F	2WD *	0	151940	17290
276	3	2006-06-23	BOECHER LINDA J	3ct *	0	100340	22340
500	1	1994-06-10	BOECHER MELVIN F & LINDA	1WD *	15000	0	72430

Year	Land	Bldg	Total	Net Tax
2021	23600	6450	30050	1278.62
2020	23600	6450	30050	1296.20

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



CR 150

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		48X80	3840		C	2004AV	46080	.50		23040
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv				
C 1	BOA BLOUNT SILT LOAM 0-	20.1158	6030	121300	2660	53510				
C 2	BOB BLOUNT SILT LOAM, 2	15.0714	5770	86960	2360	35570				
C 39	PM PEWAMO SILTY CLAY L	12.3319	6490	80030	3560	43900				
980	ROAD ROAD	1.5009								

49.02 288290 (100%) 132980 CAUV # 4349
100900 (35%) 46540

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060012.0000-v082020R