MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060015.0000 AGR
J34 2026

sale

2023 BOECHER CARROL L	2021-01-27			
2024 BOECHER CARROL L	2021-01-27			
2025 BOECHER RICHARD LEE E	2024-10-10			
2026 BOECHER RICHARD LEE ETA	2024-10-10	10068	23.90A	
CR 75 REAR	AFF			
	$0			

2027 AFBP LLC	2025-05-08	
CR 75 REAR	5WD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	24.0000	24.0000	23.9000	23.9000	23.9000			
Land100%	148660	148660	148000	148000		148000	214570	214570
Bldg100%				0				
Totl100%	148660t	148660t	148000t	148000t		148000t	214570t	214570t
Cauv100%	73660	73660	73310	73310		148000	214570	69560
Tax Value:								
Land 35%	25780	25780	25660	25660		25660	24350	75100
Bldg 35%								0
Totl 35%	25780t	25780t	25660t	25660t		25660t	24350t	75100t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	958.42	928.80	923.24	923.24	923.24			
Cauv Sav	1362.38	975.94	945.76	940.48				
Sp-Asmnt	120.65	143.64	143.64	143.64				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
180	5	2025-05-08	AFBP LLC	5WD		2909160	148660	0
445	11	2024-10-10	BOECHER RICHARD LEE ETAL	AFF	*	0	148660	0
32	9	2021-01-27	BOECHER CARROL L	9CT	*	0	136060	0

Year	Land	Bldg	Total	Net Tax
2022	13780	0	13780	554.76
2021	13780	0	13780	586.34

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

CR 75 (REAR)

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

Tab	#		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	8.8938	8740	77730	2550	22680
C	2	BOB	BLOUNT SILT LOAM, 2	.6506	8370	5450	2230	1450
C	39	PM	PEWAMO SILTY CLAY L	13.0838	9410	123120	3450	45140
W	1	BOA	BLOUNT SILT LOAM 0-	.1295	5230	680	230	30
W	2	BOB	BLOUNT SILT LOAM, 2	.4016	4540	1820	230	90
W	39	PM	PEWAMO SILTY CLAY L	.7407	7790	5770	230	170
				23.9		214570	(100%)	69560
						75100	(35%)	24350

CAUV # 4404

Call Back: Sign: PSN Date: 2014-11-03 Lister:

31-060015.0000-v082020R