

MCDONALD TWP
UPPER SCIOTO SD

00300

REAL PROPERTY RECORD

09:01 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060016.0000
J36

AGR
2024

sale

2021 BOECHER CARROL L & JA
2022 BOECHER CARROL L
2023 BOECHER CARROL L
2024 BOECHER CARROL L
CR 75
2021-01-27
2021-01-27
2021-01-27 10068 19.795A
9CT
\$0

Eff Rate:- 46.98 — 44.45 — 40.66 — 39.34 — a/r

Tax Year	2021	2022	2023	2024	2024	2025	CAMA
Prop Cls	110	110	110	110	110	110	110
Acres	20.1900	20.1900	20.1900	20.1900	19.7950	19.7950	120700
Land100%	112800	112800	123260	123260	123260	120710	120700
Bldg100%				0			
Totl100%	112800t	112800t	123260t	123260t	123260t	120710t	120700t
Cauv100%	35370	35370	64110	64110	123260	120710	62700
Tax Value:							
Land 35%	12380	12380	22440	22440	22440	21950	42250
Bldg 35%							0
Totl 35%	12380t	12380t	22440t	22440t	22440t	21950t	42250t
Hmstd35%							
Owner 0c							
Hmstd RB							
Net Tax	526.78	498.40	834.26	808.48			
Cauv Sav	1153.10	1081.04	769.58	745.78			
Sp-Asmnt	101.76	101.75	101.75	121.50			

2025 BOECHER RICHARD LEE ETA
CR 75
2024-10-10
AFF

2020 AFBP LLC
CR 75
2025-05-08

Sale#	CR	sale date	To	Type	Invalid?	Sale\$	co:land	co:bldg
180	5	2025-05-08	AFBP LLC	5WD	*	2909160	123260	0
445	11	2024-10-10	BOECHER RICHARD LEE ETAL	AFF	*	0	123260	0
32	9	2021-01-27	BOECHER CARROL L	9CT	*	0	112800	0
Year		Land	Bldg	Total	Net Tax			
2020		12380	0	12380	534.02			
2019		19900	0	19900	790.48			

p r o j e c t
902 MAIN DISTRICT CONSERVANCY
137 FLAT BRANCH - SCIOTO
XA/2024
XA/2024
ben acres / % factor

CR 75

PUB PAVED ST/RD

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	3.6066	6030	21750	2660	9590
C 2	BOB BLOUNT SILT LOAM, 2	.1523	5770	880	2360	360
C 17	HKA HASKINS SILT LOAM 0	2.8278	5900	16680	2950	8340
C 39	PM PEWAMO SILTY CLAY L	12.4169	6490	80590	3560	44200
W 1	BOA BLOUNT SILT LOAM 0-	.0931	3610	340	770	70
W 39	PM PEWAMO SILTY CLAY L	.0854	5370	460	1670	140
980	ROAD ROAD	.6129				

19.795
120700
42250
(100%)
(35%)
62700
21950
CAUV # 4404

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

31-060016.0000-v082020R