

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060016.0000
J36

AGR
2025

sale

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

2022 BOECHER CARROL L	2021-01-27		
2023 BOECHER CARROL L	2021-01-27		
2024 BOECHER CARROL L	2021-01-27		
2025 BOECHER RICHARD LEE ETA	2024-10-10	10068	19.795A
CR 75	AFF		
	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	20.1900	20.1900	20.1900	19.7950	
Land100%	112800	123260	123260	120710	120700
Bldg100%				0	
Totl100%	112800t	123260t	123260t	120710t	120700t
Cauv100%	35370	64110	64110	62710	62700
Tax Value:					
Land 35%	12380	22440	22440	21950	42250
Bldg 35%					0
Totl 35%	12380t	22440t	22440t	21950t	42250t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	498.40	834.26	808.48	789.74	
Cauv Sav	1091.04	769.58	745.78	730.38	
Sp-Asmnt	101.75	101.75	121.50	121.50	

2026 AFBP LLC	2025-05-08		
CR 75	5WD		

Sale#	#p	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
2021	12380	0	12380	526.78
2020	12380	0	12380	534.02

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

CR 75

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 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 (100%) 62700 CAUV # 4404
42250 (35%) 21950

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060016.0000-v082020R