MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060016.0000 AGR
J36 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	19.795A	
	CR 75	AFF		
		$0		

2027	AFBP LLC	2025-05-08		
	CR 75	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	20.1900	20.1900	19.7950	19.7950	19.7950			
Land100%	123260	123260	120710	120710		120710	175000	175000
Bldg100%				0				
Totl100%	123260t	123260t	120710t	120710t		120710t	175000t	175000t
Cauv100%	64110	64110	62710	62710		120710	175000	60420
Tax Value:								
Land 35%	22440	22440	21950	21950		21950	21150	61250
Bldg 35%								0
Totl 35%	22440t	22440t	21950t	21950t		21950t	21150t	61250t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	834.26	808.48	789.74	789.74	789.74			
Cauv Sav	1091.04	769.58	745.78	730.38				
Sp-Asmnt	101.75	121.50	121.50	121.50				

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
2022	12380	0	12380	498.40
2021	12380	0	12380	526.78

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

CR 75

PUB PAVED ST/RD

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-	3.6066	8740	31520	2550	9200
C 2	BOB	BLOUNT SILT LOAM, 2	.1523	8370	1270	2230	340
C 17	HKA	HASKINS SILT LOAM 0	2.8278	8560	24210	2830	8000
C 39	PM	PEWAMO SILTY CLAY L	12.4169	9410	116840	3450	42840
W 1	BOA	BLOUNT SILT LOAM 0-	.0931	5230	490	230	20
W 39	PM	PEWAMO SILTY CLAY L	.0854	7790	670	230	20
980	ROAD	ROAD	.6129				
			19.795		175000	(100%)	60420
					61250	(35%)	21150

CAUV # 4404

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

31-060016.0000-v082020R