

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-060017.0000  
J33

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	31.184A	
13306 CR 75	AFF			
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	31.5000	31.5000	31.5000	31.1840	180420
Land100%	167030	182460	182460	180430	
Bldg100%				0	
Totl100%	167030t	182460t	182460t	180430t	180420t
Cauv100%	50230	92310	92310	91170	91180

2026 AFBP LLC	2025-05-08			
13306 CR 75	5WD			
KENTON OH 43326				

Tax Value:					
Land 35%	17580	32310	32310	31910	63150
Bldg 35%					0
Totl 35%	17580t	32310t	32310t	31910t	63150t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	707.76	1201.20	1164.08	1148.10	
Cauv Sav	1645.80	1172.94	1136.72	1123.98	
Sp-Asmnt	157.28	157.28	184.56	184.56	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
180	5	2025-05-08	AFBP LLC	5WD	2909160	182460	0
445	11	2024-10-10	BOECHER RICHARD LEE ETAL	AFF *	0	182460	0
32	9	2021-01-27	BOECHER CARROL L	9CT *	0	167030	0

Year	Land	Bldg	Total	Net Tax
2021	17580	0	17580	748.02
2020	17580	0	17580	758.32

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

13306	CR 75	43326
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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-	8.2041	6030	49470	2660	21820
C 2	BOB BLOUNT SILT LOAM, 2	1.0712	5770	6180	2360	2530
C 17	HKA HASKINS SILT LOAM 0	4.8079	5900	28370	2950	14180
C 20	KBA KIBBIE LOAM, 0-3% S	1.6079	6570	10560	3460	5560
C 39	PM PEWAMO SILTY CLAY L	13.2265	6490	85840	3560	47090
980	ROAD ROAD	2.2664				

31.184	180420	(100%)	91180	CAUV # 4404
	63150	( 35%)	31910	

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060017.0000-v082020R