

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060019.0000
J30

RES
2025

sale

2022 BIEDERMAN JAMES E & J	2019-04-03
2023 BIEDERMAN JAMES E & J	2019-04-03
2024 BIEDERMAN JAMES E & J	2019-04-03
2025 HOWARD COLTON & JULIA E CR 75	2024-12-17 10068 .179A 2SD \$6,000

Eff Rate:-	44.45	40.66	39.34	39.29	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	.1800	.1800	.1800	.1790	
Land100%	540	910	910	910	900
Bldg100%				0	
Totl100%	540t	910t	910t	910t	900t
Cauvl00%					
Tax Value:					
Land 35%	190	320	320	320	320
Bldg 35%					0
Totl 35%	190t	320t	320t	320t	320t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	7.66	11.90	11.54	11.52	
Sp-Asmnt	5.02	5.02	9.15	9.15	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
561	2	2024-12-17	HOWARD COLTON & JULIA EUB	2SD	6000	910	0
120	2	2019-04-03	BIEDERMAN JAMES E & JEANN	2WD	3000	540	0
123	2	2012-04-02	BRADLEY JOSHUA	2WD	6000	540	0

Year	Land	Bldg	Total	Net Tax
2021	190	0	190	8.10
2020	190	0	190	8.18

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



CR 75 43326

PUB ELECTRIC
PRIV WATER
PRIV SEWER
PUB PAVED ST/RD

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True		
1 Shed	*PP 0	FtxFt Area	Rate	Grade Cond	Value	Dpr Dpr	Value		
		7X9 63		OLD/	0		0		
Neighborhood:	Code:	Dwl/Gar/NC%	small acreage	effective frontage	depth	actual factor	effective rate	extended value	true value
	3100	1.1800		.1790		5000	5000	900	900

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060019.0000-v082020R