

MCDONALD TWP  
UPPER SCIOTO SD

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-060020.0000  
J45

RES  
2025

sale

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

2022	HOWARD SHEPHERD LE ET	2016-04-11		
2023	SHEPHERD CRAIG M ETAL	2022-08-05		
2024	SHEPHERD CRAIG M ETAL	2022-08-05		
2025	SHEPHERD CRAIG M ETAL	2022-08-05	10068	2.44A
	13862 CR 75	2AF		
		\$0		
	KENTON OH 43326			

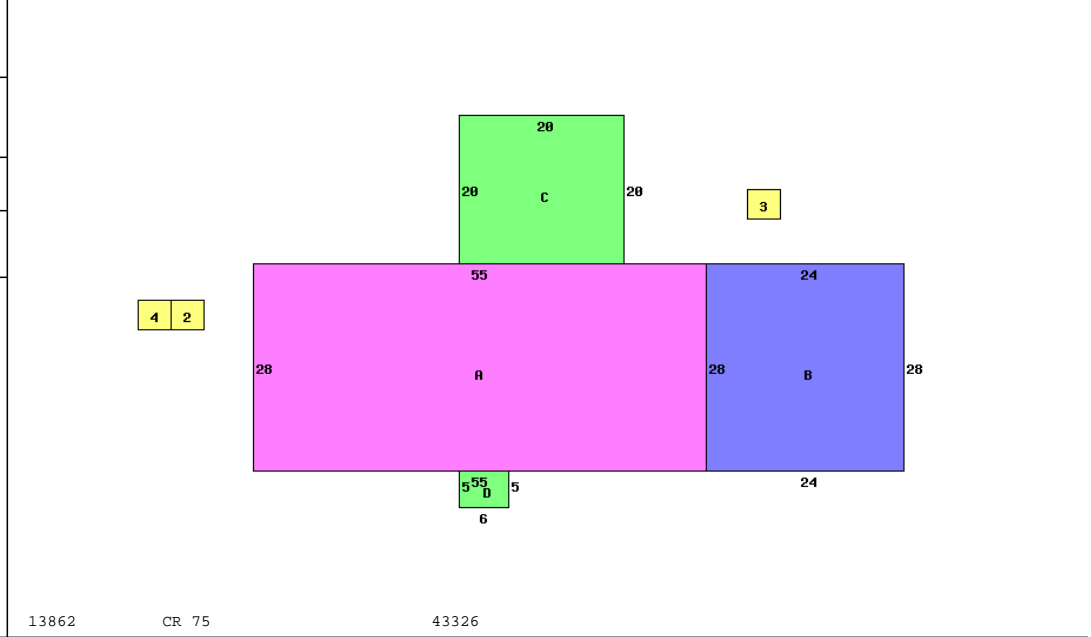
Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	2.4400	2.4400	2.4400	2.4400	511
Land100%	16910	25200	25200	25200	25200
Bldg100%	208370	235290	235290	235290	235280
Totl100%	225290t	260490t	260490t	260490t	260480t
Cauvl00%					
Tax Value:					
Land 35%	5920	8820	8820	8820	8820
Bldg 35%	72930	82350	82350	82350	82350
Totl 35%	78850t	91170t	91170t	91170t	91170t
Hmstd35%	51740	55690	55690	55690	
Owner Oc	54.16	48.52	46.10	46.12	hmstd 6300 l 49390 b
Hmstd RB	343.14	332.92	344.98		
Net Tax	2777.14	3008.02	2893.66	3234.08	
Sp-Asmnt	34.75	34.75	69.16	69.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1 B	B	M		1540		a	*MAIN	
	B2	G		672	18820	b	GRAGE	
	EFP	P		400	16000	c	PORCH	
	STP	P		30	120	d	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
349	2	2022-08-05	SHEPHERD CRAIG M ETAL	2AF *	0	16910	208370
155	2	2016-04-11	HOWARD SHEPHERD LE ETAL	2WD *	0	14830	153630
44	1	1993-01-21	SHEPHERD MARCELLA M	1QC *	0	0	82230
953	0	1986-11-17			58100	0	82910

Year	Land	Bldg	Total	Net Tax
2021	5920	72930	78850	2935.12
2020	5920	72930	78850	2975.52

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		
Story Height 1		Sq-Ft	Value	
Floor Level	Main	BRICK	1540	133760
	Basement		1540	28490
	Subtotal			162250
Shingle	Roof	GABLE		
Plaster/Drywall	X	Plumbing		2100
Panelled Wall	X	Garages and Carports		18820
Unfinished Wall	X	Extra Features		16120
Floor/Carpet	X	Total Value		199290
Floor/Concrete	X			
Number of Rooms	2	PUB ELECTRIC		
Bedrooms	2	PRIV WATER		
		PRIV SEWER		
Central Heat	A	PUB PAVED ST/RD		
H/W-ELECT				
Plumbing		Neighborhood:		
Standard	1	Code:		3100
Extra 3 Fixture	1	Dwl/Gar/NC%		1.1800

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B B	1540			C	1968AV		199290	.40		141100
2 Pole Build		120X50	6000		C	1974FR		72000	.70		21600
3 CARPORT	*PP	22X20	0			OLD/		0			0
4 Pole Build		120X90	10800		C	2014AV		103680	.30		72580
		acres/	effective	depth		actual	effective	extended		true	
homesite		frontage	frontage	depth		rate	rate	value		value	
small acreage	1.0000					18000	18000	18000		18000	
	1.4400					5000	5000	7200		7200	

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-060020.0000-v082020R