

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060020.0000
J45

RES
2025

sale

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		
	KENTON OH 43326	\$0		

Eff Rate:-	44.45	40.66	39.34	39.29	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	511	511	511	511	511
Acres	2.4400	2.4400	2.4400	2.4400	2.4400
Land100%	16910	25200	25200	25200	25200
Bldg100%	208370	235290	235290	235290	235290
Totl100%	225290t	260490t	260490t	260490t	260490t
Cauv100%					
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	55690
Owner Oc	54.16	48.52	46.10	46.12	46.12
Hmstd RB	343.14	332.92	344.98		
Net Tax	2777.14	3008.02	2893.66	3234.08	3234.08
Sp-Asmnt	34.75	34.75	69.16	69.16	

CAMA
511

27900
279520
307420t

9770
97830
107600t

hmstd 6300 l 49390 b

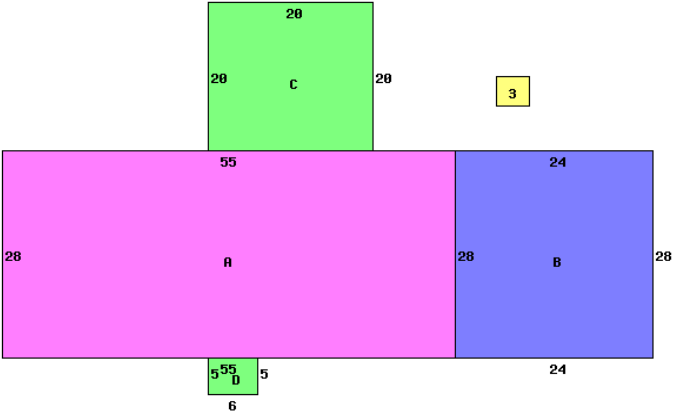
SHB+ 1 B	CONS B B2 EFP STP	TYPE M G P P	FACT	SQ-FT 1540 672 400 30	VALUE 18820 16000 120	a b c d	*MAIN GRAGE PORCH PORCH
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
349	2	2022-08-05	SHEPHERD CRAIG M ETAL	2AF *	0	16910	208370
155	2	2016-04-11	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

p r o j e c t			ben acres	/ %	factor
902	MAIN DISTRICT	CONSERVANCY			
137	FLAT BRANCH -	SCIOTO			
500	HARDIN COUNTY	LANDFILL			

4 2



13862 CR 75

43326

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	
	B 1 2 U A		
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 8	PUB ELECTRIC	
Bedrooms	2	PRIV WATER	
		PRIV SEWER	
		PUB PAVED ST/RD	
Central Heat	A		
H/W-ELECT			
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 3 Fixture	1	Dwl/Gar/NC%	1.5500

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B B	1540				1968AV		199290	.40		185340
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			20700	20700	20700	20700			
		1.4400			5000	5000	7200	7200			

Call Back:

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

31-060020.0000-v082020R