MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-060020.0000 RES
J45 2026

sale

2023 SHEPHERD CRAIG M ETAL	2022-08-05	
2024 SHEPHERD CRAIG M ETAL	2022-08-05	
2025 SHEPHERD CRAIG M ETAL	2022-08-05	
2026 SHEPHERD CRAIG M ETAL	2022-08-05 10068	2.44A
13862 CR 75	2AF	
	$0	
KENTON OH 43326		

Eff Rate:– 40.66 — 39.34 — 39.29 — 39.29 — a/r

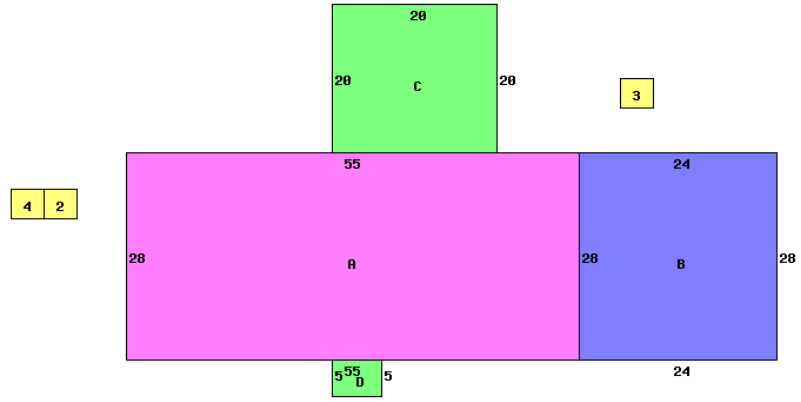
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.4400	2.4400	2.4400	2.4400	2.4400			
Land100%	25200	25200	25200	25200		25200	27910	27900
Bldg100%	235290	235290	235290	235290		235290	279510	279520
Totl100%	260490t	260490t	260490t	260490t		260490t	307430t	307420t
Cauv100%								
Tax Value:								
Land 35%	8820	8820	8820	8820		8820	9770	9770
Bldg 35%	82350	82350	82350	82350		82350	97830	97830
Totl 35%	91170t	91170t	91170t	91170t		91170t	107600t	107600t
Hmstd35%	55690	55690	55690	55690		55690	72120	
Owner Oc	48.52	46.10	46.12	46.12	46.12	hmstd 6300 l	49390 b	
Hmstd RB	332.92	344.98						
Net Tax	3008.02	2893.66	3234.08	3234.08	3234.08			
Sp-Asmnt	34.75	69.16	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: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
2022	5920	72930	78850	2777.14
2021	5920	72930	78850	2935.12

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



13862 CR 75 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	
Central Heat	A	PUB PAVED ST/RD	
H/W-ELECT			
Plumbing		Neighborhood:	
Standard	1	Code:	3100
Extra 3 Fixture	1	Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	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		185340	
2	Pole Build	1	120X50	6000		C	1974FR	72000	.70		21600	
3	CARPORT	*PP	22X20	0			OLD/	0			0	
4	Pole Build	1	120X90	10800		C	2014AV	103680	.30		72580	1 SIDE OPN

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.4400				5000	5000	7200	7200

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

31-060020.0000-v082020R