

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-080038.0000
E27

RES
2025

sale

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

2022 SCOTT BRADLEY THOMAS	2020-11-03	
2023 SCOTT BRADLEY THOMAS	2020-11-03	
2024 SCOTT BRADLEY THOMAS	2020-11-03	
2025 SCOTT BRADLEY THOMAS	2020-11-03	10311 2.75A
14495 TR 85	1AF	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	2.7500	2.7500	2.7500	2.7500	511
Land100%	17860	26740	26740	26740	26750
Bldg100%	122310	150710	150710	150710	150700
Totl100%	140170t	177460t	177460t	177460t	177450t

Orig Tax Year 2000
Parent: 31-080007.0000

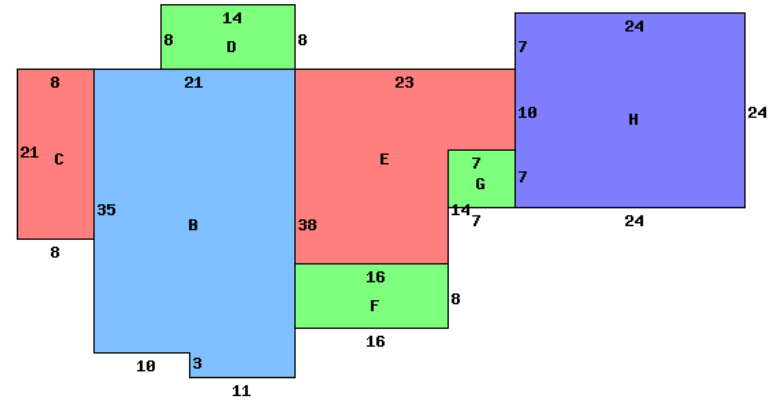
Tax Value:					
Land 35%	6250	9360	9360	9360	9360
Bldg 35%	42810	52750	52750	52750	52750
Totl 35%	49060t	62110t	62110t	62110t	62110t
Hmstd35%	47220	59050	59050	59050	
Owner Oc	49.42	51.44	48.88	48.90	hmstd 6300 l 52750 b
Hmstd RB					
Net Tax	1925.70	2257.64	2188.86	2185.74	
Sp-Asmnt	31.60	32.48	53.85	53.85	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		768		a *MAIN
	VAULT	X		768		b OTHER
1	F/C	A		168		c ADDTN
	DK	P		112	1680	d PORCH
1	F/C	A		454		e ADDTN
	OFFP	P		128	3840	f PORCH
	OFFP	P		49	1470	g PORCH
	F	G		576	13820	h GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
451	1	2020-11-03	SCOTT BRADLEY THOMAS	1AF *	0	17260	101260
64	1	1999-02-09	SCOTT BRADLEY T & MARGAR	1WD	6000	0	0

Year	Land	Bldg	Total	Net Tax
2021	6250	42810	49060	2035.18
2020	6250	42810	49060	2063.20

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



14495 TR 85 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1390	110560
Metal	Subtotal	110560
	Main	FRAME
	Roof	GABLE
Plaster/Drywall	D	Air Conditioning 2420
Floor/Carpet	X	Plumbing 2800
Floor/Tile-Lino	X	Garages and Carports 13820
Number of Rooms	5	Extra Features 6990
Bedrooms	2	Total Value 136590
Central Heat	A	PUB ELECTRIC
FORCED AIR		PRIV WATER
Central A/C	A	PRIV SEWER
Plumbing		PUB PAVED ST/RD
Standard	1	
Extra 3 Fixture	1	Neighborhood:
Extra Fixture	1	Code:
		Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			1999VG	150250	.15	150700
	acres/	effective	depth	actual	effective	extended	true
homesite	frontage	frontage	depth	rate	rate	value	value
small acreage	1.0000	1.7500	5000	18000	18000	18000	18000

homesite	1.0000	18000	18000	18000
small acreage	1.7500	5000	5000	8750