

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	CAMA
Prop Cls	511	511	511	511	511
Acres	2.7500	2.7500	2.7500	2.7500	
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

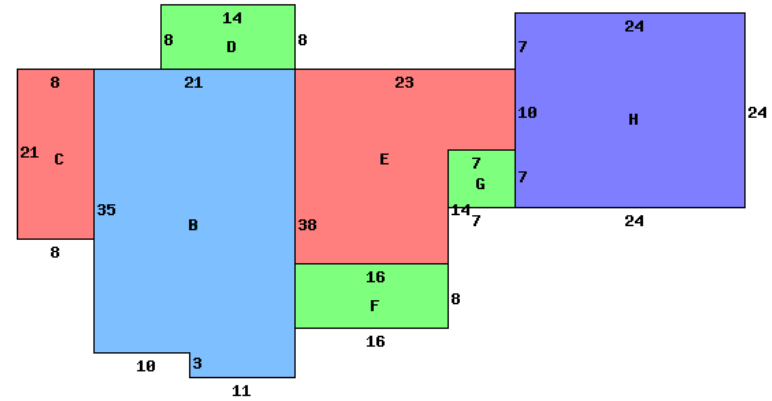
Tax Value:					
Land 35%	6250	9360	9360	9360	9360
Bldg 35%	42810	52750	52750	52750	52750
Totl 35%	49060t	62110t	62110t	62110t	62110t
Hmstd35%	47220	59050	59050	59050	
Owner Oc	49.42	51.44	48.88	48.90	hmstd 6300 l 52750 b
Hmstd RB					
Net Tax	1925.70	2257.64	2188.86	2185.74	
Sp-Asmnt	31.60	32.48	53.85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

SHB+	CONS	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	Main	FRAME 1390 110560
Metal	Subtotal	110560
	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: 3100
		Dwl/Gar/NC% 1.1800

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Value
		1390	1390	C+	1999VG	150250	150700
homesite	effective	depth	depth	actual	effective	extended	true
small acreage	frontage	frontage	depth	rate	rate	value	value
	1.0000			18000	18000	18000	18000
	1.7500			5000	5000	8750	8750