MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-080038.0000 RES
E27 2026

sale

2023 SCOTT BRADLEY THOMAS	2020-11-03	
2024 SCOTT BRADLEY THOMAS	2020-11-03	
2025 SCOTT BRADLEY THOMAS	2020-11-03	
2026 SCOTT BRADLEY THOMAS	2020-11-03 10311 2.75A	
14495 TR 85	1AF	
	$0	
KENTON OH 43326		

Orig Tax Year 2000
Parent: 31-080007.0000

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

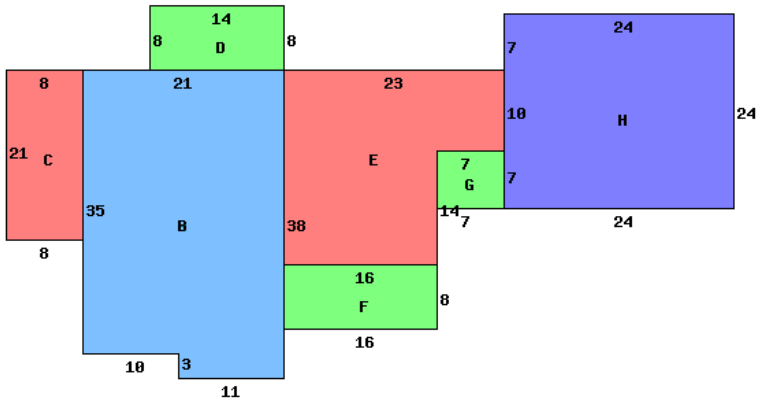
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.7500	2.7500	2.7500	2.7500	2.7500			
Land100%	26740	26740	26740	26740		26740	29460	29450
Bldg100%	150710	150710	150710	150710		150710	197940	197950
Totl100%	177460t	177460t	177460t	177460t		177460t	227400t	227400t
Cauv100%								
Tax Value:								
Land 35%	9360	9360	9360	9360		9360	10310	10310
Bldg 35%	52750	52750	52750	52750		52750	69280	69280
Totl 35%	62110t	62110t	62110t	62110t		62110t	79590t	79590t
Hmstd35%	59050	59050	59050	59050		59050	76530	
Owner Oc	51.44	48.88	48.90	48.90	48.90	hmstd 6300 l	52750 b	
Hmstd RB								
Net Tax	2257.64	2188.86	2185.74	2185.74	2185.74			
Sp-Asmnt	32.48	53.85	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
	OFP	P		128	3840	f	PORCH
	OFP	P		49	1470	g	PORCH
	F	G		576	13820	h	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	6250	42810	49060	1925.70
2021	6250	42810	49060	2035.18

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1390	110560
	Subtotal			110560
Metal	Roof	GABLE		

B 1 2 U A

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%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1390		C+	1999VG	150250	.15		197950

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	1.7500				5000	5000	8750	8750

Call Back: Sign: PSN Date: 2014-10-28 Lister: 31-080038.0000-v082020R