

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-080039.0000
E18.03

AGR
2025

sale

| | | | | |
|-----------------------------|------------|-------|-------|--|
| 2022 SHEPHERD LUKE E & DAW | 2016-12-20 | | | |
| 2023 SHEPHERD LUKE E & DAW | 2016-12-20 | | | |
| 2024 SHEPHERD LUKE E & DAW | 2016-12-20 | | | |
| 2025 SHEPHERD LUKE E & DAWN | 2016-12-20 | 10311 | .214A | |
| CR 75 | 2SD | | | |
| | \$175,000 | | | |

| | | | | | |
|------------|-------|-------|-------|-------|-------|
| Eff Rate:- | 44.45 | 40.66 | 39.34 | 39.29 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 501 | 501 | 501 | 110 | 110 |
| Acres | .3700 | .3700 | .3700 | .2140 | |
| Land100% | 1110 | 1860 | | 1230 | 1230 |
| Bldg100% | | | | 0 | |
| Totl100% | 1110t | 1860t | | 1230t | 1230t |
| Cauv100% | | | 1090 | 510 | 510 |
| Tax Value: | | | | | |
| Land 35% | 390 | 650 | 380 | 180 | 430 |
| Bldg 35% | | | | | 0 |
| Totl 35% | 390t | 650t | 380t | 180t | 430t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 15.70 | 24.18 | 13.68 | 6.46 | |
| Sp-Asmnt | 5.03 | 5.03 | 9.23 | 9.23 | |

Orig Tax Year 2004
Parent: 31-080011.0000

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 570 | 2 | 2016-12-20 | SHEPHERD LUKE E & DAWN L | 2SD | 175000 | 1110 | 0 |
| 489 | 2 | 2003-10-24 | SHEPHERD EARL F JR & SAN | 2SD * | 0 | 0 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 390 | 0 | 390 | 16.62 |
| 2020 | 390 | 0 | 390 | 16.82 |

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
137 FLAT BRANCH - SCIOTO XA/2025
ben acres / % factor

CR 75

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

| Tab # | S O I L | Acres | Mkt/Ac | Market | Au/Ac | Cauv |
|-------|-------------------------|-------|--------|--------|--------|------|
| C 2 | BOB BLOUNT SILT LOAM, 2 | .2140 | 5770 | 1230 | 2360 | 510 |
| | | 0.214 | | 1230 | (100%) | 510 |
| | | | | 430 | (35%) | 180 |

CAUV # 3425

Call Back: Sign: PSN Date: 2014-10-28 Lister: 31-080039.0000-v082020R