MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-210015.0000 AGR
I58 2026

sale

2023 OATES NANCY L TRUSTEE	2008-02-11	
2024 OATES NANCY L TRUSTEE	2008-02-11	
2025 OATES NANCY L TRUSTEE	2008-02-11	
2026 OATES NANCY L TRUSTEE	2008-02-11 10056	104.83A
15884 TR 65	1AF	
	$0	
BELLE CENTER OH 43310		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	104.8300	104.8300	104.8300	104.8300	104.8300			
Land100%	555600	555600	555600	555600		555600	805770	805780
Bldg100%	252970	252970	252970	252970		252970	329230	329230
Totl100%	808570t	808570t	808570t	808570t		808570t	1135000t	1135010t
Cauv100%	63030	208600	208600	208600		555600	805770	193030
Tax Value:								
Land 35%	22060	73010	73010	73010		73010	67560	282020
Bldg 35%	88540	88540	88540	88540		88540	115230	115230
Totl 35%	110600t	161550t	161550t	161550t		161550t	182790t	397250t
Hmstd35%	91410	91410	91410	91410		91410	120940	
Owner Oc	79.64	75.66	75.68	75.68	75.68	hmstd 6300 l	85110 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	3699.28	5399.78	5379.96	5379.96	5379.96			
Cauv Sav	6542.92	6409.36	4375.66	4369.66				
Sp-Asmnt	696.02	829.00	829.00	829.00				

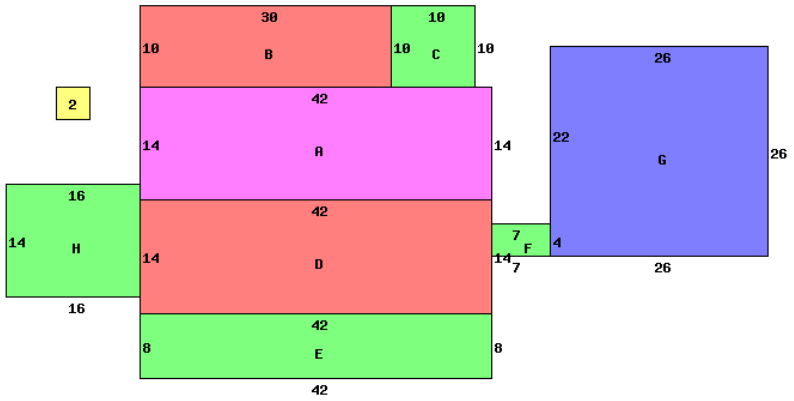
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		588		a	*MAIN
1	F/C	A		300		b	ADDTN
	DK	P		100	1500	c	PORCH
1 B	F	A		588		d	ADDTN
	OFP	P		336	10080	e	PORCH
	OBW	P		28	840	f	PORCH
	F	G		676	16220	g	GRAGE
	PAT	P		224	670	h	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
59	1	2008-02-11	OATES NANCY L TRUSTEE	1AF	*	0	189540	192340
58	1	2008-02-11	OATES NANCY L TRUSTEE	1AF	*	0	189540	192340
220	2	2007-06-18	OATES NANCY L TRUSTEE	2AF	*	0	189540	192340
409	2	2005-10-28	OATES LEON A & NANCY L T	2QC	*	0	157510	172740
276	2	1997-07-17	OATES NANCY L	2QC	*	0	102940	0
960	1	1995-10-04	OATES LEON A & NANCY L	1WD		80000	72800	0
318	0	1988-05-05			*	0	0	83200

Year	Land	Bldg	Total	Net Tax
2022	14050	85770	99820	3584.34
2021	14050	85770	99820	3788.16

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
135 BADER #888 SCIOTO RIVER MCDO	XA/2025			
177 RITTER #975 SCIOTO RIVER MCD	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



15884 TR 65 43310

Occupancy 1 Single Family *DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1476	116180
	Full Upper	FRAME	588	48410
	Basement		1176	21910
	Subtotal			186500
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	D D	700 sq ft	Basement Finish	7670
Floor/Carpet	X X		Air Conditioning	3620
Floor/Concrete	X		Plumbing	4200
Number of Rooms	2 4 2		Garages and Carports	16220
Bedrooms	1 2		Extra Features	13090
			Total Value	231300
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PRIV WATER	
Plumbing			PRIV SEWER	
Standard	1		PUB PAVED ST/RD	
Extra 3 Fixture	2		Topo: ROLLING	
			Neighborhood:	
			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	2 B F		2764		C+	2002GD	254430	.19		319440	
2	Pole Build		30X50	1500		C	2002AV	21750	.55		9790	CONCRET FL

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 2	BOB	BLOUNT SILT LOAM, 2	16.6846	8370	139650	2230	37210
C 14	GWB	GLYNWOOD SILT LOAM	8.2082	7830	64270	1630	13380
C 15	GYB2	GLYNWOOD CLAY LOAM	16.4838	7280	120000	1110	18300
C 16	GYC2	GLYNWOOD CLAY LOAM	17.2592	6890	118920	870	15020
C 26	MF	MILFORD SILTY CLAY	6.5100	10010	65170	3680	23960
C 30	MRD2	MORLEY CLAY LOAM 12	4.0834	6770	27640	630	2570
C 39	PM	PEWAMO SILTY CLAY L	12.9708	9410	122060	3450	44750
C 39	PM	PEWAMO SILTY CLAY L	2.2332	9410	21010	3450	7710
C 51	WSTL	WASTE LAND	2.3875	170	410	50	120
W 2	BOB	BLOUNT SILT LOAM, 2	6.1428	4540	27890	230	1410
W 14	GWB	GLYNWOOD SILT LOAM	3.2502	4100	13330	230	750
W 39	PM	PEWAMO SILTY CLAY L	7.6163	7790	59330	230	1750
671	HSITE	HOMESITE	1.0000	26100	26100	26100	26100
			104.83		805780	(100%)	193030
					282020	(35%)	67560

CAUV # 2751

Call Back: Sign: PSN Date: 2014-11-04 Lister:

31-210015.0000-v082020R