

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-210015.0000
I58

AGR
2025

sale

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

2022 OATES NANCY L TRUSTEE	2008-02-11		
2023 OATES NANCY L TRUSTEE	2008-02-11		
2024 OATES NANCY L TRUSTEE	2008-02-11		
2025 OATES NANCY L TRUSTEE	2008-02-11	10056	104.83A
15884 TR 65	1AF		
BELLE CENTER OH 43310	\$0		

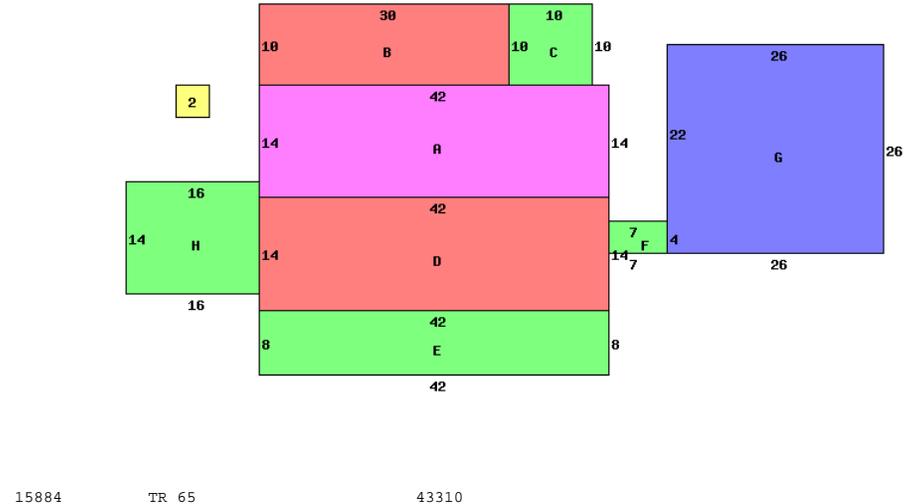
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	104.8300	104.8300	104.8300	104.8300	
Land100%	504490	555600	555600	555600	555600
Bldg100%	245060	252970	252970	252970	252970
Totl100%	749540t	808570t	808570t	808570t	808570t
Cauv100%	40140	63030	208600	208600	208610
Tax Value:					
Land 35%	14050	22060	73010	73010	194460
Bldg 35%	85770	88540	88540	88540	88540
Totl 35%	99820t	110600t	161550t	161550t	283000t
Hmstd35%	87150	91410	91410	91410	
Owner Oc	91.22	79.64	75.66	75.68	hmstd 6300 1 85110 b
Hmstd RB	343.14	332.92	344.98	356.78	
Net Tax	3584.34	3699.28	5399.78	5379.96	
Cauv Sav	6542.92	6409.36	4375.66	4369.66	
Sp-Asmnt	603.38	696.02	829.00	829.00	

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

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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	2OC *	0	157510	172740
276	2	1997-07-17	OATES NANCY L	2OC *	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
2021	14050	85770	99820	3788.16
2020	14050	85770	99820	3840.32

p r o j e c t		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	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1476 116180
	Full Upper	FRAME	588 48410
	Basement		1176 21910
	Subtotal		186500
Shingle	Roof	GABLE	
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% 1.1800

Bldg Type	SHB+Cons	DixHt	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		243180
2 Pole Build		30X50	1500		C	2002AV		21750	.55		9790 CONCRETE FL
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 2	BOB BLOUNT SILT LOAM, 2	16.6846	5770	96270	2360	39380					
C 14	GWB GLYNWOOD SILT LOAM	8.2082	5400	44320	1750	14360					
C 15	GYB2 GLYNWOOD CLAY LOAM	16.4838	5020	82750	1230	20280					
C 16	GVC2 GLYNWOOD CLAY LOAM	17.2592	4750	81980	1050	18120					
C 26	MF MILFORD SILTY CLAY	6.5100	6900	44920	3800	24740					
C 30	MRD2 MORLEY CLAY LOAM 12	4.0834	4670	19070	350	1430					
C 39	PM PEWAMO SILTY CLAY L	12.9708	6490	84180	3560	46180					
C 39	PM PEWAMO SILTY CLAY L	2.2332	6490	14490	3560	7950					
C 51	WSTL WASTE LAND	2.3875	120	290	50	120					
W 2	BOB BLOUNT SILT LOAM, 2	6.1428	3130	19230	470	2890					
W 14	GWB GLYNWOOD SILT LOAM	3.2502	2830	9200	750	2440					
W 39	PM PEWAMO SILTY CLAY L	7.6163	5370	40900	1670	12720					
671	HSITE HOMESITE	1.0000	18000	18000	18000	18000					
		104.83		555600	(100%)	208610					CAUV # 2751
				194460	(35%)	73010					