MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-210023.0000 RES
I68 2026

sale

2023 SHEPHERD CRAIG & KATH	2001-07-18	
2024 SHEPHERD CRAIG & KATH	2001-07-18	
2025 SHEPHERD CRAIG & KATH	2001-07-18	
2026 SHEPHERD CRAIG & KATHY	2001-07-18 10056	3.00A
14267 CR 75	1WD	
	$73,600	
KENTON OH 43326		

Orig Tax Year 2002
Parent: 31-210007.0000

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

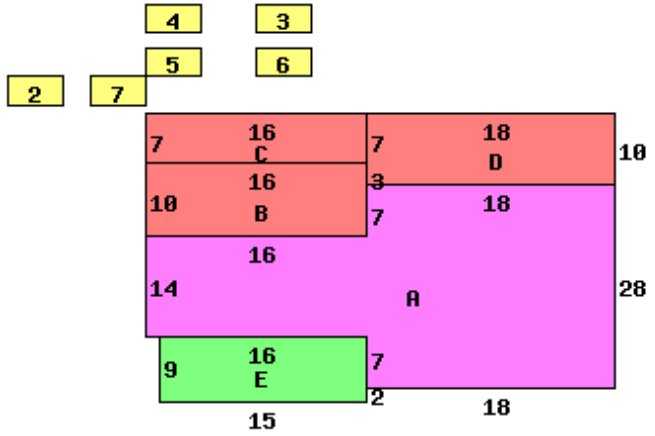
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	3.0000	3.0000	3.0000	3.0000	3.0000			
Land100%	28000	28000	28000	28000		28000	30710	30700
Bldg100%	111830	111830	111830	111830		111830	145600	145590
Totl100%	139830t	139830t	139830t	139830t		139830t	176310t	176290t
Cauv100%								
Tax Value:								
Land 35%	9800	9800	9800	9800		9800	10750	10750
Bldg 35%	39140	39140	39140	39140		39140	50960	50960
Totl 35%	48940t	48940t	48940t	48940t		48940t	61710t	61700t
Hmstd35%	44180	44180	44180	44180		44180	56950	
Owner Oc	38.48	36.56	36.58	36.58	36.58	hmstd 6300 l	37880 b	
Hmstd RB								
Net Tax	1781.00	1726.68	1724.22	1724.22	1724.22			
Sp-Asmnt	43.04	64.18	64.18	64.18				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		728		a	*MAIN
1	F/C	A		160		b	ADDTN
1	F	A		112		c	ADDTN
1	F	A		180		d	ADDTN
	OFP	P		135	4050	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
348	1	2001-07-18	SHEPHERD CRAIG & KATHY	1WD	73600	0	0

Year	Land	Bldg	Total	Net Tax
2022	6510	27380	33890	1331.90
2021	6510	27380	33890	1407.66

project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL XA/2025			
135	BADER #888 SCIOTO RIVER MCDO XA/2025			
902	MAIN DISTRICT CONSERVANCY XA/2025			
137	FLAT BRANCH - SCIOTO XA/2025			



14267 CR 75 43326

Occupancy 1 Single Family

			*DWELLING COMPUTATIONS Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1180	104540
	Part Upper	FRAME	728	40510
	Basement		182	3830
	Subtotal			148880
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X			
Number of Rooms	1	4	3		
Bedrooms			3		
Central Heat		X			
FORCED AIR					
Plumbing					
Standard	1				

Heating	-900
Extra Features	4050
Total Value	152030
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3100
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1908		C	OLD/GD	152030	.40		141390
2	Flat Barn	M	40X46	1840		D	OLD/AV	17660	.80	.50	1770
3	Shed	*SV	14X20	200			OLD/AV	400			400
4	Shed	*SV	10X14	140			OLD/AV	200			200
5	Garage	*SV	14X24	336			OLD/AV	600			600
6	PUMP HSE	*SV	12X16	192			OLD/AV	400			400
7	Shed		12X24	288		D	OLD/FR	2770	.70		830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	2.0000				5000	5000	10000	10000

Call Back: Sign: PSN Date: 2014-11-04 Lister: 31-210023.0000-v082020R