

00300

Hardin County, Ohio  
Michael T. Bacon, Auditor

31-220004.0000  
I44

AGR  
2024

sale

|      |                  |            |       |         |  |
|------|------------------|------------|-------|---------|--|
| 2021 | STEDMAN SHERRY S | 2005-12-21 |       |         |  |
| 2022 | STEDMAN SHERRY S | 2005-12-21 |       |         |  |
| 2023 | STEDMAN SHERRY S | 2005-12-21 |       |         |  |
| 2024 | STEDMAN SHERRY S | 2005-12-21 | 10045 | 83.373A |  |
|      | 6089 TR 150      | 1QC        |       |         |  |
|      | KENTON OH 43326  | \$0        |       |         |  |

|            |         |         |         |         |     |         |
|------------|---------|---------|---------|---------|-----|---------|
| Eff Rate:- | 46.98   | 44.45   | 40.66   | 39.34   | a/r |         |
| Tax Year   | 2021    | 2022    | 2023    | 2024    |     | CAMA    |
| Prop Cls   | 199     | 199     | 199     | 199     |     | 199     |
| Acres      | 83.3730 | 83.3730 | 83.3730 | 83.3730 |     |         |
| Land100%   | 414540  | 414540  | 453060  | 453060  |     | 453050  |
| Bldg100%   | 74340   | 74340   | 95290   | 95290   |     | 95280   |
| Totl100%   | 488890t | 488890t | 548340t | 548340t |     | 548330t |
| Cauv100%   | 81030   | 81030   | 182970  | 182970  |     | 182970  |
| Tax Value: |         |         |         |         |     |         |
| Land 35%   | 28360   | 28360   | 64040   | 64040   |     | 158570  |
| Bldg 35%   | 26020   | 26020   | 33350   | 33350   |     | 33350   |
| Totl 35%   | 54380t  | 54380t  | 97390t  | 97390t  |     | 191920t |
| Hmstd35%   |         |         |         |         |     |         |
| Owner 0c   |         |         |         |         |     |         |
| Hmstd RB   |         |         |         |         |     |         |
| Net Tax    | 2313.86 | 2189.30 | 3620.70 | 3508.84 |     |         |
| Cauv Sav   | 4966.82 | 4699.48 | 3514.40 | 3405.76 |     |         |
| Sp-Asmnt   | 370.32  | 370.32  | 370.32  | 431.96  |     |         |

312200050000 16.878a

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 499   | 1  | 2005-12-21 | STEDMAN SHERRY S         | 1QC *         | 0      | 171490  | 33770   |
| 487   | 3  | 1996-10-31 | STEDMAN ROGER W          | 1FD *         | 0      | 96090   | 41600   |
| 1150  | 5  | 1995-11-24 | STEDMAN MARJORIE J & ROG | 5QC *         | 0      | 65200   | 41600   |
| 358   | 0  | 1986-05-21 |                          |               | 0      | 0       | 209710  |

| Year | Land  | Bldg  | Total | Net Tax |
|------|-------|-------|-------|---------|
| 2020 | 28360 | 26020 | 54380 | 2345.68 |
| 2019 | 53140 | 26020 | 79160 | 3144.44 |

| p r o j e c t |                              | ben acres | / % | factor |
|---------------|------------------------------|-----------|-----|--------|
| 902           | MAIN DISTRICT CONSERVANCY    | XA/2024   |     |        |
| 135           | BADER #888 SCIOTO RIVER MCDO | XA/2024   |     |        |
| 137           | FLAT BRANCH - SCIOTO         | XA/2024   |     |        |

6089 TR 150 43326

PUB ELECTRIC  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD

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

| Bldg Type     | SHB+Cons | DixHt | FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---------------|----------|-------|-------|------|-----------|-------|----------------|---------------|---------|---------|------------|
| 1 Pole Build  |          | 30X80 | 2400  |      |           | C     | 2010AV         | 28800         | .40     |         | 17280      |
| 2 Flat Barn   |          | 50X70 | 3500  |      |           | D     | 0LD/AV         | 33600         | .80     | .50     | 3360       |
| 3 Quonset     |          | 40X56 | 2240  |      |           | D     | 1950AV         | 21500         | .65     |         | 7530       |
| 4 Shed        |          | 30X60 | 1800  |      |           | D     | 0LD/FR         | 17280         | .70     |         | 5180       |
| 5 Lean-To     |          | 10X30 | 300   |      |           | D     | 0LD/AV         | 1920          | .65     |         | 670        |
| 6 Crib/Grana  |          | 30X70 | 2100  |      |           | D     | 0LD/FR         | 16800         | .70     |         | 5040       |
| 7 Hog House   |          | 30X64 | 1920  |      |           | D     | 0LD/FR         | 23040         | .70     |         | 6910       |
| 8 Slant Wall  | M 0      | 30X50 | 1500  |      |           | D     | 1978AV         | 18000         | .65     |         | 6300       |
| 9 Grain Bin   | *PP      | 24X20 | 480   |      |           | C     | 2008AV         | 0             |         |         | 0          |
| 10 Pole Build |          | 64X80 | 5120  |      |           | C     | 2013AV         | 61440         | .30     |         | 43010      |

| Tab # | S O I L                 | Acres   | Mkt/Ac | Market | Au/Ac | Cauv   |
|-------|-------------------------|---------|--------|--------|-------|--------|
| C 2   | BOB BLOUNT SILT LOAM, 2 | 54.2953 | 5770   | 313280 | 2360  | 128140 |
| C 14  | GWB GLYNWOOD SILT LOAM  | 14.5862 | 5400   | 78770  | 1750  | 25530  |
| C 39  | PM PEWAMO SILTY CLAY L  | 7.3715  | 6490   | 47840  | 3560  | 26240  |
| C 51  | WSTL WASTE LAND         | 1.5000  | 120    | 180    | 50    | 80     |
| W 2   | BOB BLOUNT SILT LOAM, 2 | 2.1022  | 3130   | 6580   | 470   | 990    |
| W 39  | PM PEWAMO SILTY CLAY L  | 1.1911  | 5370   | 6400   | 1670  | 1990   |
| 980   | ROAD ROAD               | 2.3267  |        |        |       |        |

83.373 453050 (100%) 182970 CAUV # 1189  
158570 ( 35%) 64040

Call Back: Sign: PSN Date: 2014-11-04 Lister: 31-220004.0000-v082020R