

MCDONALD TWP
UPPER SCIOTO SD

Hardin County, Ohio
Michael T. Bacon, Auditor

31-220004.0000
I44

AGR
2025

00300

sale

2022 STEDMAN SHERRY S	2005-12-21		
2023 STEDMAN SHERRY S	2005-12-21		
2024 STEDMAN SHERRY S	2005-12-21		
2025 STEDMAN SHERRY S	2005-12-21	10045	83.373A
6089 TR 150	1QC		
KENTON OH 43326	\$0		

Eff Rate:-	44.45	40.66	39.34	39.29	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	199	199	199	199	199
Acres	83.3730	83.3730	83.3730	83.3730	83.3730
Land100%	414540	453060	453060	453060	182970
Bldg100%	74340	95290	95290	95290	95290
Totl100%	488890t	548340t	548340t	548340t	278260t
Cauv100%	81030	182970	182970	182970	
Tax Value:					
Land 35%	28360	64040	64040	64040	158570
Bldg 35%	26020	33350	33350	33350	33350
Totl 35%	54380t	97390t	97390t	97390t	191920t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	2189.30	3620.70	3508.84	3504.00	3504.00
Cauv Sav	4690.48	3514.40	3405.76	3401.12	
Sp-Asmnt	370.32	370.32	431.96	431.96	

CAMA
199
453050
95280
548330t
182970

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
2021	28360	26020	54380	2313.86
2020	28360	26020	54380	2345.68

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
135	BADER #888 SCIOTO RIVER MCDO			XA/2025
137	FLAT BRANCH - SCIOTO			XA/2025

6089 TR 150 43326

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	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