MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-220004.0000 AGR
I44 2026

sale

2023 STEDMAN SHERRY S	2005-12-21	
2024 STEDMAN SHERRY S	2005-12-21	
2025 STEDMAN SHERRY S	2005-12-21	
2026 STEDMAN SHERRY S	2005-12-21 10045	83.373A
6089 TR 150	1QC	
	$0	
KENTON OH 43326		

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

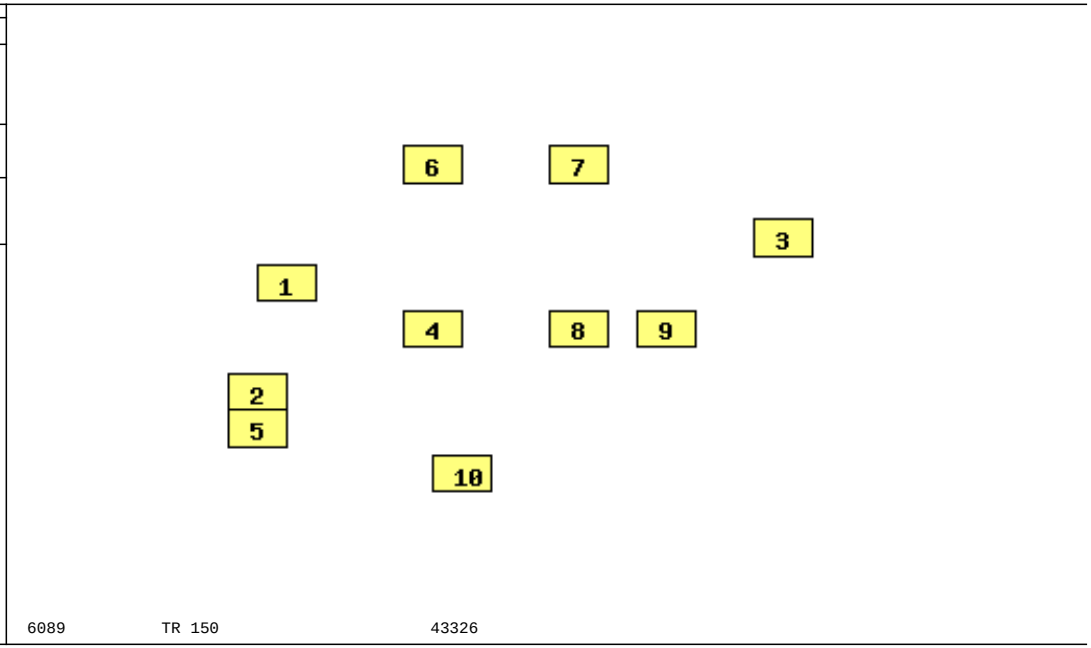
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	83.3730	83.3730	83.3730	83.3730	83.3730			
Land100%	453060	453060	453060	453060		453060	657110	657120
Bldg100%	95290	95290	95290	95290		95290	95290	95280
Totl100%	548340t	548340t	548340t	548340t		548340t	752400t	752400t
Cauv100%	182970	182970	182970	182970		453060	657110	129420
Tax Value:								
Land 35%	64040	64040	64040	64040		64040	45300	229990
Bldg 35%	33350	33350	33350	33350		33350	33350	33350
Totl 35%	97390t	97390t	97390t	97390t		97390t	78650t	263340t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3620.70	3508.84	3504.00	3504.00	3504.00			
Cauv Sav	4699.48	3514.40	3405.76	3401.12				
Sp-Asmnt	370.32	431.96	431.96	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
2022	28360	26020	54380	2189.30
2021	28360	26020	54380	2313.86

project		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	OLD/AV	33600	.80	.50	3360
3	Quonset		40X56	2240		D	1950AV	21500	.65		7530
4	Shed		30X60	1800		D	OLD/FR	17280	.70		5180
5	Lean-To		10X30	300		D	OLD/AV	1920	.65		670
6	Crib/Grana		30X70	2100		D	OLD/FR	16800	.70		5040
7	Hog House		30X64	1920		D	OLD/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	36.5695	8370	306090	2230	81550
C	14	GWB	GLYNWOOD SILT LOAM	12.6666	7830	99180	1630	20650
C	39	PM	PEWAMO SILTY CLAY L	6.2652	9410	58960	3450	21620
C	51	WSTL	WASTE LAND	1.5000	170	260	50	80
W	2	BOB	BLOUNT SILT LOAM, 2	2.1022	4540	9540	230	480
W	39	PM	PEWAMO SILTY CLAY L	1.1911	7790	9280	230	270
	980	ROAD	ROAD	2.3267				
P	2	BOB	BLOUNT SILT LOAM, 2	.0342	8370	290	230	10
P	2	BOB	BLOUNT SILT LOAM, 2	17.6916	8370	148080	230	4070
P	14	GWB	GLYNWOOD SILT LOAM	1.9196	7830	15030	230	440
P	39	PM	PEWAMO SILTY CLAY L	1.1063	9410	10410	230	250

83.373		657120	(100%)	129420
		229990	(35%)	45300

CAUV # 1189

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

31-220004.0000-v082020R