

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-220010.0000
J04

RES
2025

sale

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

2022 SHEPHERD KEVIN L	2012-03-30	
2023 SHEPHERD KEVIN L	2012-03-30	
2024 SHEPHERD KEVIN L	2012-03-30	
2025 SHEPHERD KEVIN L	2012-03-30	10045 5.00A
5610 CR 130	2QC	
KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	22200	34000	34000	34000	34000
Bldg100%	194260	253230	253230	253230	253230
Totl100%	216460t	287230t	287230t	287230t	287230t
Cauvl00%					
Tax Value:					
Land 35%	7770	11900	11900	11900	11900
Bldg 35%	67990	88630	88630	88630	88630
Totl 35%	75760t	100530t	100530t	100530t	100530t
Hmstd35%	72400	94930	94930	94930	
Owner Oc	75.78	82.70	78.58	78.60	hmstd 6300 l 88630 b
Hmstd RB					
Net Tax	2974.26	3654.74	3543.38	3538.38	
Sp-Asmnt	42.44	42.44	91.33	91.33	

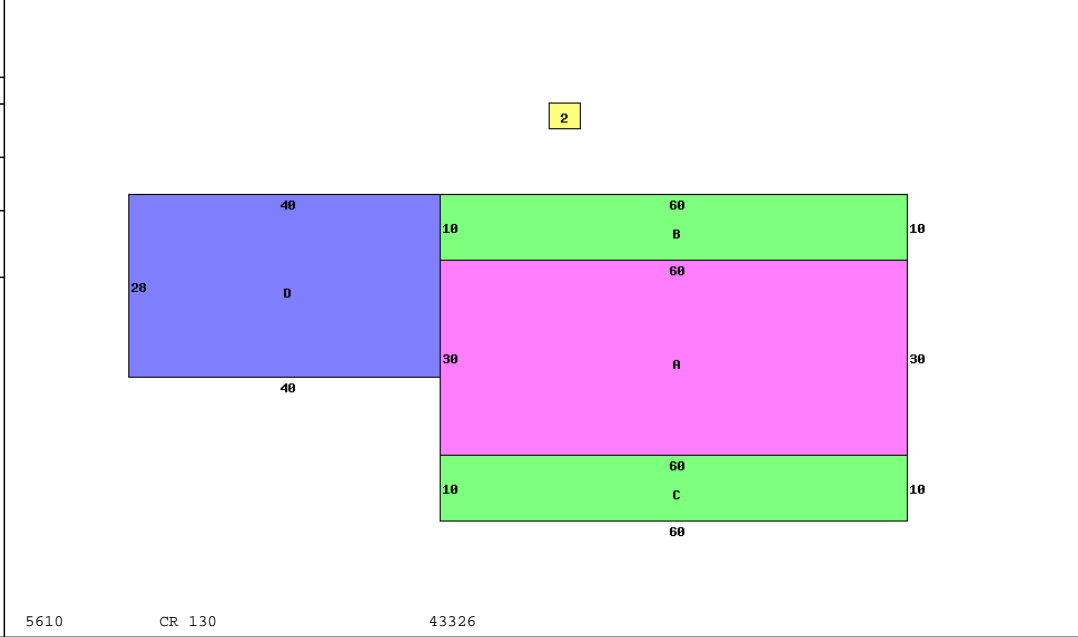
SHB+ LQB	CONS F	TYPE M	FACT	SQ-FT 1800	VALUE 18000	a *MAIN
	OFFP	P		600	18000	b PORCH
	OFFP	P		600	18000	c PORCH
	F	G		1120	26880	d GRAGE

Owns other farmland buying on land contract.

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
120	2	2012-03-30	SHEPHERD KEVIN L	2QC *	0	20110	135030
259	1	1997-05-12	SHEPHERD KEVIN L & DIANN	1WD	5000	0	0

Year	Land	Bldg	Total	Net Tax
2021	7770	67990	75760	3143.38
2020	7770	67990	75760	3186.62

p r o j e c t		ben acres	/	%	factor
137	FLAT BRANCH - SCIOTO				XA/2025
902	MAIN DISTRICT CONSERVANCY				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025



5610 CR 130 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1H	Main	FRAME	1800 131380
Floor Level	Qtr Story	FRAME	1800 24930
	Basement		1800 33160
	Subtotal		189470
Shingle	Roof	GABLE	
Unfinished Wall	X X		Air Conditioning 3130
Number of Rooms	2 7		Garages and Carports 26880
Bedrooms	1 2		Extra Features 36000
			Total Value 255480
Central Heat	A		PUB ELECTRIC
FORCED AIR			PRIV WATER
Heat Pump	A		PRIV SEWER
Central A/C	A		PUB PAVED ST/RD
Plumbing			
Standard	1		
			Neighborhood: 3100
			Code: 1.1800
			Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1HB F		1800		C	2004GD		255480	.16		253230
2 POND	*.67AC		0			OLD/		0			0
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value	value				
	1.0000	18000		5000	4000	18000	18000				
	4.0000	5000				16000	16000				