MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-220010.0000 RES
J04 2026

sale

2023 SHEPHERD KEVIN L		2012-03-30
2024 SHEPHERD KEVIN L		2012-03-30
2025 SHEPHERD KEVIN L		2012-03-30
2026 SHEPHERD KEVIN L		2012-03-30 10045 5.00A
5610 CR 130		2QC
		$0
KENTON OH 43326		

Orig Tax Year 1998
Parent: 31-220001.0000

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	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	34000	34000	34000	34000		34000	36710	36700
Bldg100%	253230	253230	253230	253230		253230	332630	332640
Totl100%	287230t	287230t	287230t	287230t		287230t	369340t	369340t
Cauv100%								
Tax Value:								
Land 35%	11900	11900	11900	11900		11900	12850	12850
Bldg 35%	88630	88630	88630	88630		88630	116420	116420
Totl 35%	100530t	100530t	100530t	100530t		100530t	129270t	129270t
Hmstd35%	94930	94930	94930	94930		94930	123670	
Owner Oc	82.70	78.58	78.60	78.60	78.60	hmstd 6300 l	88630 b	
Hmstd RB								
Net Tax	3654.74	3543.38	3538.38	3538.38	3538.38			
Sp-Asmnt	42.44	91.33	91.33	91.33				

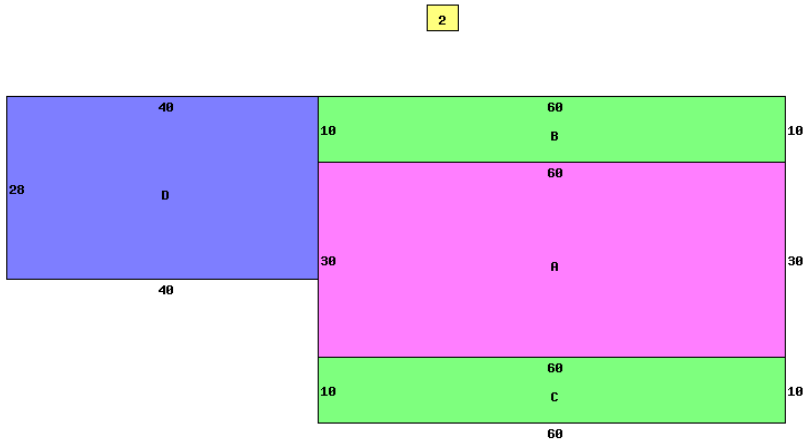
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		1800		a	*MAIN
	OFP	P		600	18000	b	PORCH
	OFP	P		600	18000	c	PORCH
	F	G		1120	26880	d	GRAGE

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
2022	7770	67990	75760	2974.26
2021	7770	67990	75760	3143.38

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				
Floor Level	Main	FRAME	1800	131380
	Qtr Story	FRAME	1800	24930
	Basement		1800	33160
	Subtotal			189470
Shingle	Roof	GABLE		

	B	1	2	U	A
Unfinished Wall	X	X			
Number of Rooms	2	7			
Bedrooms	1	2			
Central Heat					A
FORCED AIR					
Heat Pump					A
Central A/C					A
Plumbing					
Standard	1				

Air Conditioning	3130
Garages and Carports	26880
Extra Features	36000
Total Value	255480
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	DWELLING	1HB F		1800		C	2004GD	255480	.16		332640
2	POND	*.67AC		0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-220010.0000-v082020R