MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260020.0000 RES
I07 2026

sale

2023	STALDER DWANE & STEPH	2015-11-23
2024	STALDER DWANE & STEPH	2015-11-23
2025	STALDER DWANE & STEPH	2015-11-23
2026	STALDER DWANE & STEPHAN	2015-11-23 10312 13360 1.00A
	4635 CR 150	3WD
		$0
	KENTON OH 43326	

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

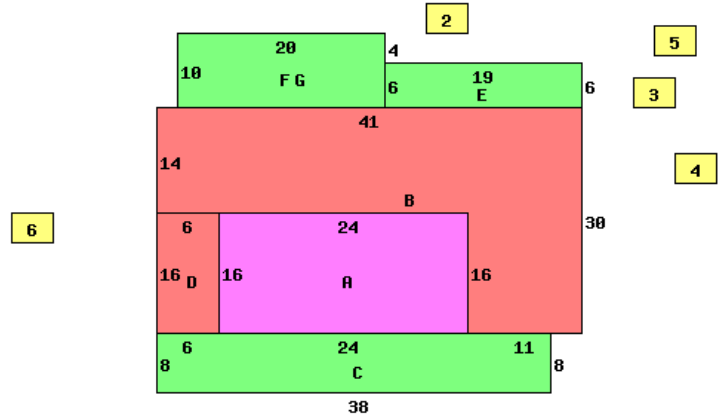
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	80110	80110	80110	80110		80110	104230	104220
Totl100%	98110t	98110t	98110t	98110t		98110t	124940t	124920t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	28040	28040	28040	28040		28040	36480	36480
Totl 35%	34340t	34340t	34340t	34340t		34340t	43730t	43720t
Hmstd35%	33210	33210	33210	33210		33210	42600	
Owner Oc	28.94	27.48	27.50	27.50	27.50	hmstd 6300 l	26910 b	
Hmstd RB	332.92	344.98	356.78	356.78	356.78			
Net Tax	914.82	864.76	851.24	851.24	851.24			
Sp-Asmnt	26.35	49.10	49.10	49.10				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		384		a	*MAIN
1	F/C	A		750		b	ADDTN
	OFP	P		304	9120	c	PORCH
1	F/C	A		96		d	ADDTN
	EFP	P		114	4560	e	PORCH
	CAN	P		200	1600	f	PORCH
	DK	P		200	3000	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
454	3	2015-11-23	STALDER DWANE	3WD *	0	10510	37140
546	3	2014-12-08	STALDER PHILIP E & CLARAB	1SD *	0	10510	37140

Year	Land	Bldg	Total	Net Tax
2022	4410	20800	25210	646.32
2021	4410	20800	25210	683.10

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
135	BADER #888 SCIOTO RIVER MCDO	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



4635 CR 150 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1230	105310
	Part Upper	FRAME	384	21730
	Subtotal			127040
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall	X		
Floor/Pine	X	X	
Floor/Carpet	X		
Number of Rooms	6	2	
Bedrooms	2	1	
Central Heat	X		
FORCED AIR			
Plumbing			
Standard	1		

Heating	-510
Extra Features	18280
Total Value	144810
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
Topo: ROLLING	
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	1H F/C			1614		C	1900AV	144810	.55		101000
2	Flat Barn			34X68	2312		D	OLD/AV	22200	.80	.50	2220
3	Shed	*SV	0	24X36	864			1960AV	1000			1000
4	Poultry Ho	*NV	0	12X20	240			OLD/	0			0
5	CARPORT	*PP		18X20	360			OLD/	0			0
6	POND	*.25AC			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

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

31-260020.0000-v082020R