

MCDONALD TWP
UPPER SCIOTO SD

00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260030.0000
J63

AGR
2025

sale

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

2022 RITCHEY DONALD A & KA	2006-11-06	
2023 RITCHEY DONALD A & KA	2006-11-06	
2024 RITCHEY DONALD A & KA	2006-11-06	
2025 RITCHEY DONALD A & KARL	2006-11-06	10312 46.776A
CR 150 REAR	2WD	
		\$242,160

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	46.7760	46.7760	46.7760	46.7760	
Land100%	261370	285600	285600	285600	285600
Bldg100%					0
Totl100%	261370t	285600t	285600t	285600t	285600t
Cauv100%	77200	142800	142800	142800	142790
Tax Value:					
Land 35%	27020	49980	49980	49980	99960
Bldg 35%					0
Totl 35%	27020t	49980t	49980t	49980t	99960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1087.82	1858.14	1800.70	1798.22	
Cauv Sav	2595.10	1858.10	1800.72	1798.24	
Sp-Asmnt	81.36	81.36	106.08	106.08	

312600370000 24.1885a
312600380000 12.066a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
683	2	2006-11-06	RITCHEY DONALD A & KARLA	2WD	242160	112510	0
647	1	2006-10-19	DUTTON JAMES L & PATRICI	1WD	104000	112510	0
593	0	1986-07-31		*	23828	0	103600

Year	Land	Bldg	Total	Net Tax
2021	27020	0	27020	1149.70
2020	27020	0	27020	1165.52

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
135 BADER #888 SCIOTO RIVER MCDO XA/2025

ben acres / % factor

CR 150 (REAR)

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	10.1281	6030	61070	2660	26940
C 2	BOB BLOUNT SILT LOAM, 2	5.8529	5770	33770	2360	13810
C 26	MF MILFORD SILTY CLAY	7.9802	6900	55060	3800	30330
C 39	PM PEWAMO SILTY CLAY L	19.3873	6490	125820	3560	69020
C 51	WSTL WASTE LAND	.4659	120	60	50	20
W 1	BOA BLOUNT SILT LOAM 0-	.5546	3610	2000	770	430
W 2	BOB BLOUNT SILT LOAM, 2	.5078	3130	1590	470	240
W 26	MF MILFORD SILTY CLAY	.5781	5740	3320	1910	1100
W 39	PM PEWAMO SILTY CLAY L	.5411	5370	2910	1670	900
980	ROAD ROAD	.7800				

46.776 285600 (100%) 142790 CAUV # 1324
99960 (35%) 49980

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-260030.0000-v082020R