MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260030.0000 AGR
J63 2026

sale

2023 RITCHEY DONALD A & KA	2006-11-06	
2024 RITCHEY DONALD A & KA	2006-11-06	
2025 RITCHEY DONALD A & KA	2006-11-06	
2026 RITCHEY DONALD A & KARL	2006-11-06 10312 46.776A	
CR 150 REAR	2WD	
	$242,160	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	46.7760	46.7760	46.7760	46.7760	46.7760			
Land100%	285600	285600	285600	285600		285600	414140	414140
Bldg100%				0				
Totl100%	285600t	285600t	285600t	285600t		285600t	414140t	414140t
Cauv100%	142800	142800	142800	142800		285600	414140	135670
Tax Value:								
Land 35%	49980	49980	49980	49980		49980	47480	144950
Bldg 35%								0
Totl 35%	49980t	49980t	49980t	49980t		49980t	47480t	144950t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1858.14	1800.70	1798.22	1798.22	1798.22			
Cauv Sav	2595.10	1858.10	1800.72	1798.24				
Sp-Asmnt	81.36	106.08	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
2022	27020	0	27020	1087.82
2021	27020	0	27020	1149.70

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
135 BADER #888 SCIOTO RIVER MCDO	XA/2025			

CR 150 (REAR)

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.5500

Tab #	S O I L		Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA	BLOUNT SILT LOAM 0-	10.1281	8740	88520	2550	25830
C 2	BOB	BLOUNT SILT LOAM, 2	5.8529	8370	48990	2230	13050
C 26	MF	MILFORD SILTY CLAY	7.9802	10010	79880	3680	29370
C 39	PM	PEWAMO SILTY CLAY L	19.3873	9410	182430	3450	66890
C 51	WSTL	WASTE LAND	.4659	170	80	50	20
W 1	BOA	BLOUNT SILT LOAM 0-	.5546	5230	2900	230	130
W 2	BOB	BLOUNT SILT LOAM, 2	.5078	4540	2310	230	120
W 26	MF	MILFORD SILTY CLAY	.5781	8320	4810	230	130
W 39	PM	PEWAMO SILTY CLAY L	.5411	7790	4220	230	130
980	ROAD	ROAD	.7800				
			46.776		414140	(100%)	135670
					144950	(35%)	47480

CAUV # 1324

Call Back: Sign: PSN Date: 2014-11-03 Lister:

31-260030.0000-v082020R