MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260046.0000 RES
J63.01 2025

sale

2022 DEFIANCE TRAIL SUSTAI	2021-12-30	
2023 DEFIANCE TRAIL SUSTAI	2021-12-30	
2024 DEFIANCE TRAIL SUSTAI	2021-12-30	
2025 DEFIANCE TRAIL SUSTAINA	2021-12-30 10312 5.00A	
4451 CR 10	1WD	
	$450,000	
BELLE CENTER OH 43310		

Orig Tax Year 2012
Parent: 31-260030.0000

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

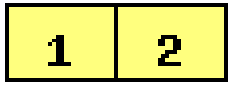
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	5.0000	5.0000	5.0000	5.0000	
Land100%	11260	18740	18740	18740	18750
Bldg100%	169510	206370	206370	206370	206380
Totl100%	180770t	225110t	225110t	225110t	225130t
Cauv100%					
Tax Value:					
Land 35%	3940	6560	6560	6560	6560
Bldg 35%	59330	72230	72230	72230	72230
Totl 35%	63270t	78790t	78790t	78790t	78800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	2547.22	2929.20	2838.70	2834.78	
Sp-Asmnt	23.48	23.48	56.74	56.74	

312600470000 4.0815a

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
701	1	2021-12-30	DEFIANCE TRAIL SUSTAINABL	1WD	450000	11260	169510
699	1	2021-12-30	DUTTON JAMES L & PATRICIA	1WD	425000	11260	169510
220	1	2011-06-09	RITCHEY LANE D	1WD *	0	0	0

Year	Land	Bldg	Total	Net Tax
2021	3940	59330	63270	2692.12
2020	3940	59330	63270	2729.12

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



4451 CR 150 43310

PUB PAVED ST/RD

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Hog House	2	250X84	21000		C	2011AV	315000	.35		204750
2	Lean-To		12X26	312		C	2011AV	2500	.35		1630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	5.0000				5000	3750	18750	18750

Call Back: Sign: PSN Date: 2014-11-03 Lister: 31-260046.0000-v082020R