MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-260046.0000 RES
J63.01 2026

sale

2023 DEFIANCE TRAIL SUSTAI	2021-12-30	
2024 DEFIANCE TRAIL SUSTAI	2021-12-30	
2025 DEFIANCE TRAIL SUSTAI	2021-12-30	
2026 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: 40.66 39.34 39.29 39.29 a/r

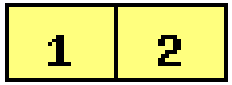
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	18740	18740	18740	18740		18740	18740	18750
Bldg100%	206370	206370	206370	206370		206370	206370	206380
Totl100%	225110t	225110t	225110t	225110t		225110t	225110t	225130t
Cauv100%								
Tax Value:								
Land 35%	6560	6560	6560	6560		6560	6560	6560
Bldg 35%	72230	72230	72230	72230		72230	72230	72230
Totl 35%	78790t	78790t	78790t	78790t		78790t	78790t	78800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2929.20	2838.70	2834.78	2834.78	2834.78			
Sp-Asmnt	23.48	56.74	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
2022	3940	59330	63270	2547.22
2021	3940	59330	63270	2692.12

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% 1.5500

	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