

LYNN TWP
UPPER SCIOTO SD

00260

Hardin County, Ohio
Michael T. Bacon, Auditor

27-090008.0000
A02

RES
2025

sale

Eff Rate:- 45.67 — 37.90 — 38.58 — 38.48 — a/r

2022 ROFE MELISSA K ETAL	2014-04-15	
2023 ROFE MELISSA K ETAL	2014-04-15	
2024 ROFE MELISSA K ETAL	2014-04-15	
2025 ROFE MELISSA K ETAL	2014-04-15	10046 2.00A
14434 TR 85	1WD	
KENTON OH 43326	\$0	

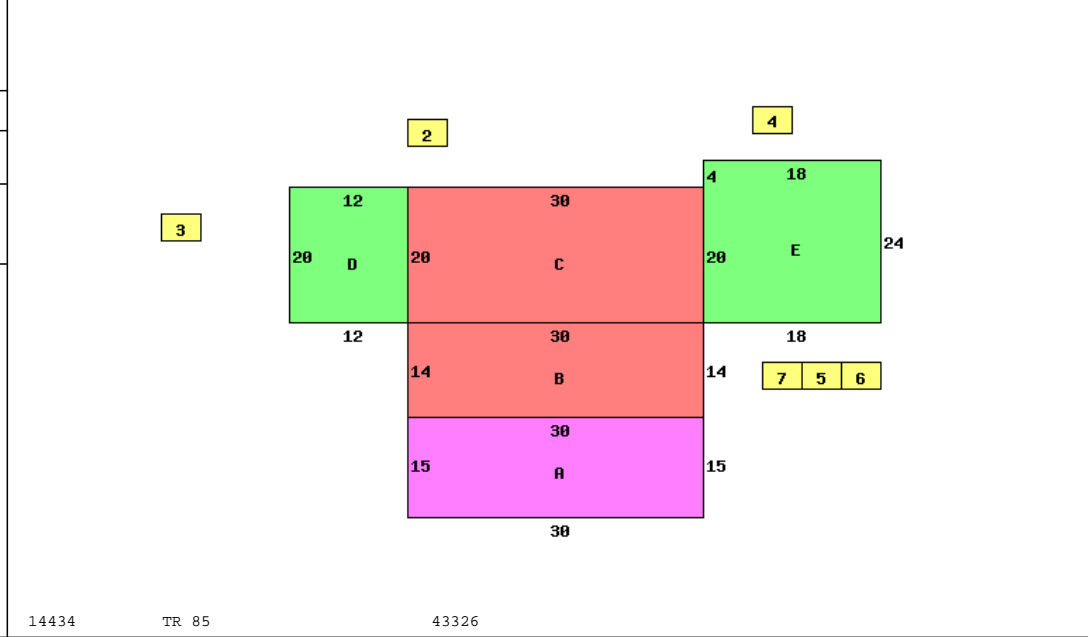
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	14370	17940	17940	17940	17950
Bldg100%	106290	140660	140660	140660	140670
Totl100%	120660t	158600t	158600t	158600t	158620t
Cauv100%					
Tax Value:					
Land 35%	5030	6280	6280	6280	6280
Bldg 35%	37200	49230	49230	49230	49230
Totl 35%	42230t	55510t	55510t	55510t	55520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1755.08	1912.90	1960.14	1954.82	
Sp-Asmnt	29.60	28.83	47.05	48.59	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		450		a	*MAIN
1 B	F	A		420		b	ADDTN
1	F/C	A		600		c	ADDTN
	OFF	P		240	7200	d	PORCH
	EFP	P		432	17280	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
173	1	2014-04-15	ROFE MELISSA K ETAL	1WD *	0	12260	80740

Year	Land	Bldg	Total	Net Tax
2021	5030	37200	42230	1851.90
2020	5030	37200	42230	1876.66

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
153 BUTCHER - SCIOTO RIVER			XA/2025
156 MCCOY 937 - SCIOTO			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



14434 TR 85 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1470 115700
Full Upper	FRAME 450 40340
Basement	870 16250
Subtotal	172290
Metal Roof	HIP
Plaster/Drywall	X X Air Conditioning 3440
Unfinished Wall	X Extra Features 24480
Floor/Pine	X X Total Value 200210
Floor/Carpet	X
Number of Rooms	1 5 2 PUB ELECTRIC
Bedrooms	1 2 PRIV WATER
Central Heat	A PUB PAVED ST/RD
FORCED AIR	A
Central A/C	A
Plumbing	Neighborhood:
Standard	1 Code: 2600
	Dwl/Gar/NC% 1.1100

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1920		C	OLD/AV	200210	.55		100000
2 Garage		26X28 728		C	1978FR	17470	.70		5820
3 Flat Barn		44X68 2992		D	OLD/PR	28720	.80	.50	2870
4 Poultry Ho	*NV 0	18X30 540			OLD/VP	0			0
5 Pole Build		45X82 3690		C	2003AV	44280	.50		22140
6 P	RFX	12X82 984		C	2003AV	9840	.50		4920
7 P	RFX	12X82 984		C	2003AV	9840	.50		4920
homesite	1.0000	effective frontage	depth	actual rate	effective rate	extended value	true value		
small acreage	.5900			15000	15000	15000	15000		
road	.4100			5000	5000	2950	2950		

Call Back:

Sign: PSN Date: 2015-03-30 Lister:

27-090008.0000-v082020R