

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	

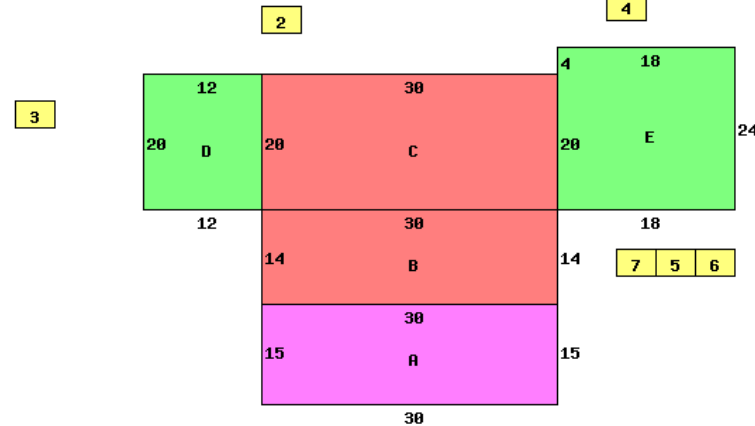
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0000	2.0000	2.0000	2.0000	
Land100%	14370	17940	17940	17940	17950
Bldg100%	106290	140660	140660	140660	140670
Totl100%	120660t	158600t	158600t	158600t	158620t
Cauv100%					
Tax Value:					
Land 35%	5030	6280	6280	6280	6280
Bldg 35%	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	a	*MAIN
2 B	F	M		450			
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	depth	actual	effective	extended	true		
small acreage	.5900	frontage	depth	rate	rate	value	value		
road	.4100		factor	5000	5000	15000	15000		