MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-200032.0000 RES
H17 2026

sale

2023 ROHRS JASON D	2018-12-27	
2024 ROHRS JASON D	2018-12-27	
2025 ROHRS JASON D	2018-12-27	
2026 ROHRS JASON D	2018-12-27	NE PT SW1/4 S20 1.58A
9638 SR 235	1WD	
	$95,000	
ALGER OH 45812		

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

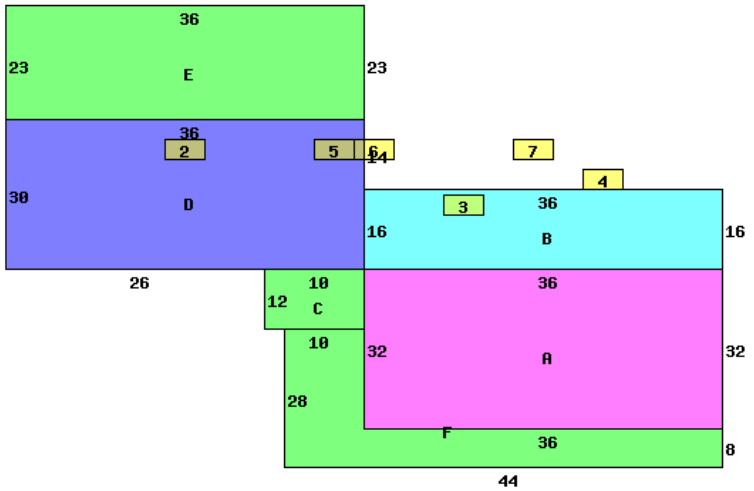
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.5800	1.5800	1.5800	1.5800	1.5800			
Land100%	19910	19910	19910	19910		19910	22600	22600
Bldg100%	124030	124030	124030	124030		124030	178310	178310
Totl100%	143940t	143940t	143940t	143940t		143940t	200910t	200910t
Cauv100%								
Tax Value:								
Land 35%	6970	6970	6970	6970		6970	7910	7910
Bldg 35%	43410	43410	43410	43410		43410	62410	62410
Totl 35%	50380t	50380t	50380t	50380t		50380t	70320t	70320t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1790.84	1732.98	1730.40	1730.40	1730.40			
Sp-Asmnt	32.78	78.11	68.80	68.80				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1152		a	*MAIN
	PAT	P		120	360	b	PORCH
	F	G		1080	25920	c	GRAGE
	PAT	P		828	2480	d	PORCH
	OFP	P		512	15360	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
624	1	2018-12-27	ROHRS JASON D	1WD	95000	13140	72940
947	2	1989-11-03		2WD	56500	0	50510

Year	Land	Bldg	Total	Net Tax
2022	4810	29840	34650	1344.90
2021	4810	29840	34650	1424.32

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
175	ELLIS JOINT #970 - SCIOTO RI	XA/2025		
910	COTTONWOOD CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		



9638 SR 235 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1728	127670
	Part Upper	FRAME	1152	37760
	Basement		1152	21460
	Subtotal			186890
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	X	
Unfinished Wall	X			
Floor/Hardwood		X	X	
Floor/Pine		X	X	
Number of Rooms	1	5	2	
Bedrooms		2	2	
Central Heat		A		
FORCED AIR				
Plumbing				
Standard	1			

Garages and Carports	25920
Extra Features	18200
Total Value	231010
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2880		C	1925AV	231010	.55	.15	150210
2	Pole Build		70X72	5040		C	1984AV	60480	.65		21170
3	Shed	*SV 0	12X16	192			OLD/FR	1000			1000
4	Shed		10X16	160		D	2022AV	1540	.05		1460
5	Shed		12X20	240		D	2022AV	2300	.05		2190
6	P	OFP	5X20	100		D	2022AV	2400	.05		2280
7	POND	*.2A		0			2022	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.3800				5000	5000	1900	1900
road	.2000							

Call Back: Sign: PSN Date: 2015-04-27 Lister: 28-200032.0000-v082020R