

MARION TWP
UPPER SCIOTO SD

Hardin County, Ohio
Michael T. Bacon, Auditor

28-230010.0000
E13.01

AGR
2025

sale		Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r			
2022 ROHRS FARMS	2012-12-05	Tax Year	2022	2023	2024
2023 ROHRS FARMS	2012-12-05	Prop Cls	199	199	199
2024 ROHRS FARMS	2012-12-05	Acres	1.9660	1.9660	1.9660
2025 ROHRS FARMS	2012-12-05 PT NE4 NE4 S23 1.966A	Land100%	5910	9830	9830
SR 195	2WD	Bldg100%	58000	270140	270140
	\$69,727	Totl100%	63910t	279970t	279970t
		Cauv100%			
		Tax Value:			
	Orig Tax Year 2013	Land 35%	2070	3440	3440
	Parent: 28-230001.0000	Bldg 35%	20300	94550	94550
		Totl 35%	22370t	97990t	97990t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	868.26	3483.20	3370.66
		Sp-Asmnt	4.34	4.34	75.72

4-12-19 during conversion error wasfound on bldg #2 140x80 should be 140L80									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
553	2	2012-12-05	ROHRS FARMS	2WD	69727	0	0		
Year	Land	Bldg	Total	Net Tax					
2021	2070	20300	22370	919.52					
2020	2070	20300	22370	932.60					
p r o j e c t						ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025					
910	COTTONWOOD CONSERVANCY			XA/2025					

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2

3

SR 195

PUB PAVED ST/RD		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Neighborhood:		1 Pole Build		200X80	16000		C	2013AV	192000	.30		134400
Code:		2 Pole Build	1	140X80	11200		C	1980AV	134400	.65	.40	28220
Dwl/Gar/NC%		3 Pole Build		80X140	11200		C	2017AV	134400	.20		107520
		small acreage	acres/ frontage	effective	depth	depth	actual	effective	extended	true		
			1.9660	frontage		factor	rate	rate	value	value		
							5000	5000	9830	9830		