

00270

REAL PROPERTY RECORD

09:04 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

28-230010.0000
E13.01

AGR
2024

2021 ROHRS FARMS		2012-12-05	Tax Year				2021	2022	2023	2024	CAMA
2022 ROHRS FARMS		2012-12-05	Prop Cls				199	199	199	199	199
2023 ROHRS FARMS		2012-12-05	Acres				1.9660	1.9660	1.9660	1.9660	
2024 ROHRS FARMS		2012-12-05	PT NE4 NE4 S23 1.966A	Land100%			5910	5910	9830	9830	9830
SR 195		2WD		Bldg100%			58000	58000	270140	270140	270140
		\$69,727		Totl100%			63910t	63910t	279970t	279970t	279970t
				Cauv100%							
				Tax Value:							
		Orig Tax Year 2013		Land 35%			2070	2070	3440	3440	3440
		Parent: 28-230001.0000		Bldg 35%			20300	20300	94550	94550	94550
				Totl 35%			22370t	22370t	97990t	97990t	97990t
				Hmstd35%							
				Owner 0c							
				Hmstd RB							
				Net Tax			919.52	868.26	3483.20	3370.66	
				Sp-Asmnt			4.34	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					
2020	2070	20300	22370	932.60					
2019	2070	20300	22370	856.42					
p r o j e c t						ben acres	/ %	factor	
902	MAIN DISTRICT CONSERVANCY			XA/2024					
910	COTTONWOOD CONSERVANCY			XA/2024					

1

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 frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
				1.9660				5000	5000	9830	9830		

Call Back: Sign: PSN Date: 2015-04-22 Lister: 28-230010.0000-v082020R