

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-230010.0000  
E13.01

AGR  
2025

sale

2022 ROHRS FARMS	2012-12-05
2023 ROHRS FARMS	2012-12-05
2024 ROHRS FARMS	2012-12-05
2025 ROHRS FARMS	2012-12-05 PT NE4 NE4 S23 1.966A
SR 195	2WD
	\$69,727

Eff Rate:-	42.84	38.85	37.53	37.48	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	1.9660	1.9660	1.9660	1.9660	
Land100%	5910	9830	9830	9830	9830
Bldg100%	58000	270140	270140	270140	270140
Totl100%	63910t	279970t	279970t	279970t	279970t
Cauvl00%					
Tax Value:					
Land 35%	2070	3440	3440	3440	3440
Bldg 35%	20300	94550	94550	94550	94550
Totl 35%	22370t	97990t	97990t	97990t	97990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	868.26	3483.20	3370.66	3365.66	
Sp-Asmnt	4.34	4.34	75.72	75.72	

Orig Tax Year 2013  
Parent: 28-230001.0000

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			

Project  
902 MAIN DISTRICT CONSERVANCY XA/2025  
910 COTTONWOOD CONSERVANCY XA/2025

3

1

2

SR 195

PUB PAVED ST/RD

Neighborhood:  
Code: 2800  
Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 Pole Build		200X80	16000	Grade	Cond	Value	Dpr	Dpr
2 Pole Build	1	140X80	11200	C	2013AV	192000	.30	134400
3 Pole Build		80X140	11200	C	1980AV	134400	.65	28220
				C	2017AV	134400	.20	107520
small acreage	acres/ frontage	effective frontage	depth	actual rate	effective rate	extended value	true value	
	1.9660			5000	5000	9830	9830	