

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
Prop Cls	199	199	199	199
Acres	1.9660	1.9660	1.9660	1.9660
Land100%	5910	9830	9830	9830
Bldg100%	58000	270140	270140	270140
Totl100%	63910t	279970t	279970t	279970t
Cauvl00%				
Tax Value:				
Land 35%	2070	3440	3440	3440
Bldg 35%	20300	94550	94550	94550
Totl 35%	22370t	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			

P r o j e c t		ben acres	/ %	factor
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	Rate	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 .40	28220
				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