MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-230010.0000 AGR
E13.01 2026

sale

2023 ROHRS FARMS	2012-12-05	
2024 ROHRS FARMS	2012-12-05	
2025 ROHRS FARMS	2012-12-05	
2026 ROHRS FARMS	2012-12-05 PT NE4 NE4 S23	1.966A
SR 195	2WD	
	$69,727	

Orig Tax Year 2013
Parent: 28-230001.0000

Eff Rate: 38.85 37.53 37.48 37.48 a/r

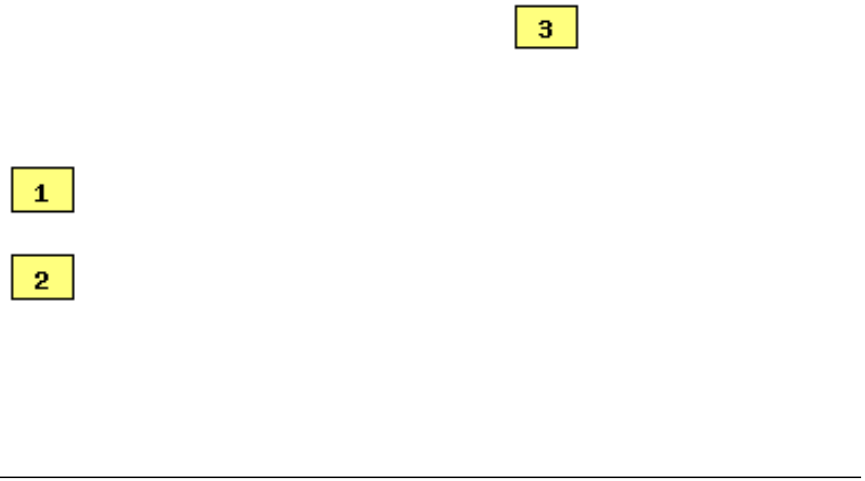
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	1.9660	1.9660	1.9660	1.9660	1.9660			
Land100%	9830	9830	9830	9830		9830	9830	9830
Bldg100%	270140	270140	270140	270140		270140	270140	270140
Totl100%	279970t	279970t	279970t	279970t		279970t	279970t	279970t
Cauv100%								
Tax Value:								
Land 35%	3440	3440	3440	3440		3440	3440	3440
Bldg 35%	94550	94550	94550	94550		94550	94550	94550
Totl 35%	97990t	97990t	97990t	97990t		97990t	97990t	97990t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	3483.20	3370.66	3365.66	3365.66	3365.66			
Sp-Asmnt	4.34	75.72	75.72	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
2022	2070	20300	22370	868.26
2021	2070	20300	22370	919.52

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



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	Pole Build		200X80	16000		C	2013AV	192000	.30		134400
2	Pole Build	1	140X80	11200		C	1980AV	134400	.65	.40	28220
3	Pole Build		80X140	11200		C	2017AV	134400	.20		107520

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	1.9660				5000	5000	9830	9830

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