

MARION TWP
UPPER SCIOTO SD

00270

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

07:56 PM

28-240003.1200
E07.01

COM
2025

sale

2025 JW ROHRS LAND LLC
SR 195

W PT N2 NW4 S24 3.099A
SEE 28-240003.0000 FOR
\$0 THE CAUV PORTION

Orig Tax Year 2026
Parent: 28-240003.0000

Eff Rate:-

44.72 a/r

Tax Year
Prop Cls
Acres
Land100%
Bldg100%
Totl100%
Cauv100%

2025
110
0
0

2025
110
3.0990

2026
480
3.0990
20310
2067540
2087860t
20310

CAMA
480
46490
2067550
2114040t

Tax Value:

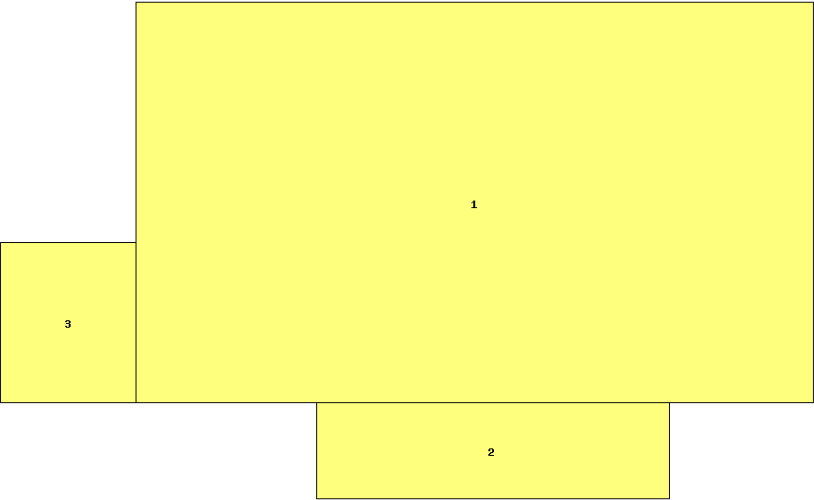
Land 35%
Bldg 35%
Totl 35%
Hmstd35%
Owner 0c
Hmstd RB
Net Tax

16270
723640
739910t

16270
723640
739910t

2026 DUPL CREATED THIS PARCEL FOR THE COMMERCIAL PORTION OF PARCEL
28-240003.0000

project
500 HARDIN COUNTY LANDFILL ben acres / % factor XA/2025



SR 195

Neighborhood:
Code: 2800
Dwl/Gar/NC% 1.7000

Bldg Type
1 WAREHOUSE
2 OFFICE
3 CANOPY

SHB+Cons
DixHt
FtxFt Area
240X2560000
60X125 7500
48X100 4800

Unit
Rate
36.40
82.91
20.00

Grade
C
C
C

Blt/Renov
Cond
2025AV
2025AV
2025AV

Replace
Value
2184000
621830
96000

Phy
Dpr
.05
.05
.05

Fnc
Dpr
.25
.25
.25

True
Value
1556100
443050
68400

site value
acres/
frontage
3.0990

effective
frontage
depth
depth
factor
actual
rate
15000

effective
rate
extended
value
46490

true
value
46490