

MARION TWP
UPPER SCIOTO SD

00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-280010.0000
B19

AGR
2025

sale

Eff Rate:- 42.84 — 38.85 — 37.53 — 37.48 — a/r

2022 ROHRS LAND CO AN OHIO	1995-06-30
2023 ROHRS LAND CO AN OHIO	1995-06-30
2024 ROHRS LAND CO AN OHIO	1995-06-30
2025 ROHRS LAND CO AN OHIO C	1995-06-30 PT E 1/2 SE 1/4 SE 1/4
2439 TR 45	FD S28 19.00A PT VAC ROAD
MCGUFFEY OH 45859	\$260,800

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	19.0000	19.0000	19.0000	19.0000	
Land100%	108490	118540	118540	31490	31480
Bldg100%				0	
Totl100%	108490t	118540t	118540t	31490t	31480t
Cauv100%	28660	55600	55600	14910	14900
Tax Value:					
Land 35%	10030	19460	19460	5220	11020
Bldg 35%					0
Totl 35%	10030t	19460t	19460t	5220t	11020t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	389.30	691.74	669.40	179.30	
Cauv Sav	1084.44	783.10	757.78	199.22	
Sp-Asmnt	93.44	93.44	111.65	116.67	

SOILS FOR SOLAR FIELD PO-10.9997 PKA-2.4137 PHASE II
282800110000 11.00a

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
583	5	1995-06-30	ROHRS LAND CO AN OHIO	CO FD	260800	25200	0
Year	Land	Bldg	Total	Net Tax			
2021	10030	0	10030	412.30			
2020	10030	0	10030	418.16			

P r o j e c t		ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025				
151 SCOTT - SCIOTO	XA/2025				
162 RUMBAUGH - SCIOTO	XA/2025				
174 WYSS DITCH - SCIOTO	XA/2025				
232 DUNLAP #985 - SCIOTO RIVER	XA/2025				

2439	TR 45	45859
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PUB PAVED ST/RD
Neighborhood: 2800
Code: 2800
Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 ABATE2099	*740			0			2025		160970			0
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv						
C 40	PO PEWAMO VARIANT MUCK	3.6958	6490	23990	2920	10790						
C 52	PKA PEWAMO SICL 0-1% SL	1.1542	6490	7490	3560	4110						
910	SOLAR PANEL	13.4134										
980	ROAD ROAD	.7366										
							19		31480	(100%)	14900	CAUV # 568
									11020	(35%)	5220	

Call Back: Sign: PSN Date: 2015-04-21 Lister: 28-280010.0000-v082020R