MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-300022.0000 RES
D22 2026

sale

2023	ROWE OSCAR G & LINDA		
2024	ROWE OSCAR G & LINDA		
2025	ROWE OSCAR G & LINDA		
2026	ROWE OSCAR G & LINDA L		S 1/2 SW 1/4 S30 1.818A
	10940 CR 15		
		$0	
	ALGER OH 45812		
2027	ROWE OSCAR G	2025-01-10	
	10940 CR 15	1AF	
	ALGER OH 45812		
2028	NATURAL CHOICE DAIRY LL	2026-02-13	
	10940 CR 15	1FD	
	ALGER OH 45812		

Eff Rate: – 38.85 — 37.53 — 37.48 — 37.48 — a/r

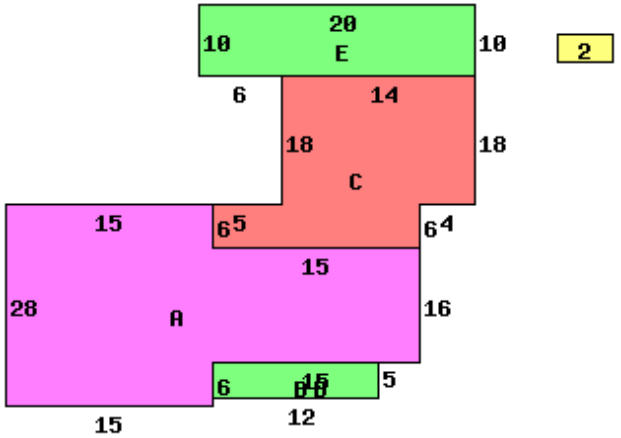
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.8200	1.8200	1.8200	1.8200	1.8200			
Land100%	22110	22110	22110	22110		22110	24800	24800
Bldg100%	91970	91970	91970	91970		91970	130260	130260
Totl100%	114090t	114090t	114090t	114090t		114090t	155060t	155060t
Cauv100%								
Tax Value:								
Land 35%	7740	7740	7740	7740		7740	8680	8680
Bldg 35%	32190	32190	32190	32190		32190	45590	45590
Totl 35%	39930t	39930t	39930t	39930t		39930t	54270t	54270t
Hmstd35%	38490	38490	38490	38490		38490	52840	
Owner Oc	31.78	30.12	30.12	30.12	30.12	hmstd 6300 l	32190 b	
Hmstd RB	318.38	329.46	340.70	340.70	340.70			
Net Tax	1069.22	1013.92	1000.66	1000.66	1000.66			
Sp-Asmnt	27.24	51.46	51.46	51.46				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		660		a	*MAIN
	CAN	P		60	480	b	PORCH
1	ALGER OH 45812	A		342		c	ADDTN
	DK	P		60	900	d	PORCH
	DK	P		200	3000	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
49	1	2026-02-13	NATURAL CHOICE DAIRY LLC	1FD	211000	22110	91970
22	1	2025-01-10	ROWE OSCAR G	1AF *	0	22110	91970

Year	Land	Bldg	Total	Net Tax
2022	5270	24820	30090	807.66
2021	5270	24820	30090	855.32

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
163	NEWLAND - SCIOTO	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
910	COTTONWOOD CONSERVANCY	XA/2025		



10940 CR 15 45812

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1002	100850
	Part Upper	FRAME	660	37910
	Basement		660	12500
	Subtotal			151260
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Unfinished Wall	X				
Floor/Carpet				X	
Floor/Tile-Lino		X			
Number of Rooms	1	4		3	
Bedrooms		1		3	

Heating	-2040
Extra Features	4680
Total Value	153900
PUB ELECTRIC	
PRIV WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	2800
Dwl/Gar/NC%	1.7000

Plumbing
Standard 1

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F		1662		C	OLD/AV	153900	.55		117730
2	Garage		24X32	768		C	1996AV	18430	.60		12530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.8200				5000	5000	4100	4100

Call Back: Sign: PSN Date: 2015-04-21 Lister:

28-300022.0000-v082020R