MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-310005.0000 AGR
D02 2026

sale

2023 POHLMAN FARMS PERFORM	2016-04-08	
2024 POHLMAN FARMS PERFORM	2016-04-08	
2025 POHLMAN FARMS PERFORM	2016-04-08	
2026 POHLMAN FARMS PERFORMAN	2016-04-08 PT S2 SE4 S31	77.202A
CR 126 REAR	11W	
	$0	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	77.2020	77.2020	77.2020	77.2020	77.2020			
Land100%	420430	420430	420430	420430		420430	332000	331990
Bldg100%				0				
Totl100%	420430t	420430t	420430t	420430t		420430t	332000t	331990t
Cauv100%	149910	149910	149910	149910		420430	332000	80850
Tax Value:								
Land 35%	52470	52470	52470	52470		52470	28300	116200
Bldg 35%								0
Totl 35%	52470t	52470t	52470t	52470t		52470t	28300t	116200t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1865.12	1804.88	1802.20	1802.20	1802.20			
Cauv Sav	4304.44	3365.56	3256.80	3251.98				
Sp-Asmnt	31.09	83.02	93.15	93.15				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
150	11	2016-04-08	POHLMAN FARMS PERFORMANCE	11W *	0	275000	0
203	4	2014-05-22	POHLMAN RANDALL J	4WD	823791	225710	2400
309	0	1987-04-28		*	0	0	164400

Year	Land	Bldg	Total	Net Tax
2022	23780	0	23780	922.98
2021	23780	0	23780	977.48

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
162	RUMBAUGH - SCIOTO XA/2025			
174	WYSS DITCH - SCIOTO XA/2025			
231	MOORE #984 - SCIOTO RIVER XA/2025			
232	DUNLAP #985 - SCIOTO RIVER XA/2025			

CR 126 REAR

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	ABATE2099	*705		0			2026	429200			0

Tab	#	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA BLOUNT SILT LOAM 0-	.0051	8740	40	2550	10
C	2	BOB BLOUNT SILT LOAM, 2	22.2369	8370	186120	2230	49590
C	14	GWB GLYNWOOD SILT LOAM	.3543	7830	2770	1630	580
C	15	GYB2 GLYNWOOD CLAY LOAM	3.1073	7280	22620	1110	3450
C	16	GYC2 GLYNWOOD CLAY LOAM	7.9325	6890	54650	870	6900
C	30	MRD2 MORLEY CLAY LOAM 12	1.4006	6770	9480	630	880
C	39	PM PEWAMO SILTY CLAY L	5.5776	9410	52490	3450	19240
W	2	BOB BLOUNT SILT LOAM, 2	.4571	4540	2080	230	110
W	30	MRD2 MORLEY CLAY LOAM 12	.1513	610	90	230	40
W	39	PM PEWAMO SILTY CLAY L	.2123	7790	1650	230	50
	910	SOLAR PANEL	35.7670				
			77.202		331990	(100%)	80850
					116200	(35%)	28300

CAUV # 3871

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

28-310005.0000-v082020R