

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-310015.0000  
D09

AGR  
2025

sale

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

2022	POHLMAN FARMS PERFORM	2014-11-06	
2023	POHLMAN FARMS PERFORM	2014-11-06	
2024	POHLMAN FARMS PERFORM	2014-11-06	
2025	POHLMAN FARMS PERFORMAN	2014-11-06	PT NE1/4 SW1/4 S31 4.666A
	0442 CR 126		1WD
		\$19,600	
	HARROD OH 45850		

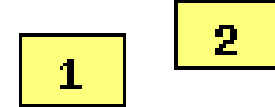
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	4.6660	4.6660	4.6660	4.6660	
Land100%	22770	24890	24890	24890	24880
Bldg100%	102740	110460	110460	110460	110470
Totl100%	125510t	135340t	135340t	135340t	135350t
Cauv100%	4940	10490	10490	10490	10480
Tax Value:					
Land 35%	1730	3670	3670	3670	8710
Bldg 35%	35960	38660	38660	38660	38660
Totl 35%	37690t	42330t	42330t	42330t	47370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1462.88	1504.68	1456.08	1453.92	
Cauv Sav	242.20	179.18	173.36	173.10	
Sp-Asmnt	30.80	30.80	40.83	41.88	

2015 DUPLICATE COMBINED PARCEL 28-310021  
283100210000 2.216A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
495	1	2014-11-06	POHLMAN FARMS PERFORMANCE	1WD	19600	13910	7940
477	1	2012-10-15	HORST ADIN	1WD	18000	13910	41910
131	1	2012-04-06	BANK OF AMERICA	1SH	34000	13910	41910
170	1	2006-04-14	NEAL SCOTT A	1WD *	0	13310	47830
803	1	2005-12-06	FEDERAL HOME LOAN MORTGA	1SH	55000	13310	47830
329	1	2002-06-28	DELONG RHONDA	1QC	10000	9910	34970
599	1	2000-10-13	CHARINS RANDY & RHONDA D	1WD	67000	9910	34970
70	1	1998-02-13	SNEARY JEFFERY S	1QC *	0	8890	17200
968	1	1989-11-13		1WD	28000	0	22710
967	2	1989-11-13		2WD	28000	0	22710

Year	Land	Bldg	Total	Net Tax
2021	1730	35960	37690	1549.28
2020	1730	35960	37690	1571.30

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



0442 CR 126 45850

PUB ELECTRIC  
PUB GAS  
PRIV WATER  
PRIV SEWER  
PUB PAVED ST/RD

Neighborhood:  
Code: 2800  
Dwl/Gar/NC% 1.2000

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Shed		12X16	192		C	2008AV		2300	.45		1270
2 Finishing	2	240X80	19200		C	2006AV		336000	.50	.35	109200

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 1	BOA BLOUNT SILT LOAM 0-	2.1400	6030	12900	2660	5690
C 2	BOB BLOUNT SILT LOAM, 2	1.8657	5770	10770	2360	4400
C 14	GWB GLYNWOOD SILT LOAM	.2244	5400	1210	1750	390
980	ROAD ROAD	.4359				

4.666 24880 (100%) 10480 CAUV # 3871  
8710 ( 35%) 3670

Call Back: Sign: PSN Date: 2014-12-12 Lister: 28-310015.0000-v082020R