MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-310015.0000 AGR
D09 2026

sale

2023 POHLMAN FARMS PERFORM	2014-11-06	
2024 POHLMAN FARMS PERFORM	2014-11-06	
2025 POHLMAN FARMS PERFORM	2014-11-06	
2026 POHLMAN FARMS PERFORMAN	2014-11-06 PT NE1/4 SW1/4 S31 4.666A	
0442 CR 126	1WD	
	$19,600	
HARROD OH 45850		

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

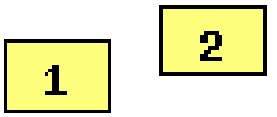
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	4.6660	4.6660	4.6660	4.6660	4.6660			
Land100%	24890	24890	24890	24890		24890	36090	36080
Bldg100%	110460	110460	110460	110460		110460	110460	110470
Totl100%	135340t	135340t	135340t	135340t		135340t	146540t	146550t
Cauv100%	10490	10490	10490	10490		24890	36090	9990
Tax Value:								
Land 35%	3670	3670	3670	3670		3670	3500	12630
Bldg 35%	38660	38660	38660	38660		38660	38660	38660
Totl 35%	42330t	42330t	42330t	42330t		42330t	42160t	51290t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1504.68	1456.08	1453.92	1453.92	1453.92			
Cauv Sav	242.20	179.18	173.36	173.10				
Sp-Asmnt	30.80	40.83	41.88	41.88				

2015 DUPLICATE COMBINED PARCEL 28-310021
283100210000 2.216A

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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	CHAFINS 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
2022	1730	35960	37690	1462.88
2021	1730	35960	37690	1549.28

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% 1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	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	CONCRET FL

Tab	#		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C	1	BOA	BLOUNT SILT LOAM 0-	2.1400	8740	18700	2550	5460
C	2	BOB	BLOUNT SILT LOAM, 2	1.8657	8370	15620	2230	4160
C	14	GWB	GLYNWOOD SILT LOAM	.2244	7830	1760	1630	370
	980	ROAD	ROAD	.4359				
				4.666		36080	(100%)	9990
						12630	(35%)	3500

CAUV # 3871

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