

MARION TWP  
UPPER SCIOTO SD

00270

Hardin County, Ohio  
Michael T. Bacon, Auditor

28-310017.0000  
D06

AGR  
2025

sale

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

|                            |                                   |
|----------------------------|-----------------------------------|
| 2022 HORST ADIN W & MARY H | 2000-11-20                        |
| 2023 HORST ADIN W & MARY H | 2000-11-20                        |
| 2024 HORST ADIN W & MARY H | 2000-11-20                        |
| 2025 HORST ADIN W & MARY H | 2000-11-20 PT NW4 SE4 S31 15.626A |
| 0644 CR 126                | LWD                               |
| HARROD OH 45850            | \$75,000                          |

|          |         |         |         |          |          |
|----------|---------|---------|---------|----------|----------|
| Tax Year | 2022    | 2023    | 2024    | 2025     | CAMA     |
| Prop Cls | 111     | 111     | 111     | 111      | 111      |
| Acres    | 7.6560  | 15.6260 | 15.6260 | 15.6260  |          |
| Land100% | 38540   | 88230   | 88230   | 88230    | 88230    |
| Bldg100% | 507310  | 630740  | 630740  | 1035940  | 1035950  |
| Totl100% | 545860t | 718970t | 718970t | 1124180t | 1124180t |
| Cauv100% | 16170   | 41000   | 41000   | 41000    | 41000    |

|                              |                |
|------------------------------|----------------|
| Orig Tax Year                | 2001           |
| Parent:                      | 28-310007.0000 |
| 2027 HORST PROPERTY MANAGEME | 2026-03-02     |
| 0644 CR 126                  | 3WD            |
| HARROD OH 45850              |                |

|            |         |         |         |          |                       |
|------------|---------|---------|---------|----------|-----------------------|
| Tax Value: |         |         |         |          |                       |
| Land 35%   | 5660    | 14350   | 14350   | 14350    | 30880                 |
| Bldg 35%   | 177560  | 220760  | 220760  | 362580   | 362580                |
| Totl 35%   | 183220t | 235110t | 235110t | 376930t  | 393460t               |
| Hmstd35%   | 101390  | 137190  | 137190  | 122230   |                       |
| Owner Oc   | 102.06  | 113.30  | 107.34  | 95.66    | hmstd 5250 l 116980 b |
| Hmstd RB   |         |         |         |          |                       |
| Net Tax    | 7009.34 | 8244.06 | 7980.00 | 12850.78 |                       |
| Cauv Sav   | 303.92  | 587.58  | 568.58  | 567.78   |                       |
| Sp-Asmnt   | 69.92   | 93.79   | 163.91  | 203.24   |                       |

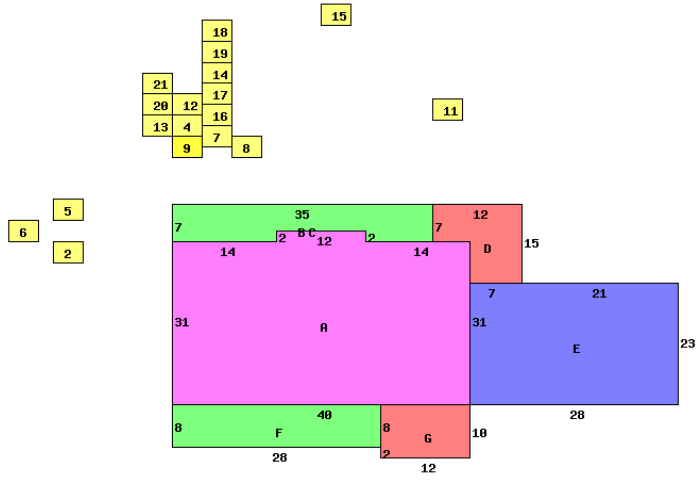
| SHB+ | CONS  | TYPE | FACT | SQ-FT | VALUE |   |       |
|------|-------|------|------|-------|-------|---|-------|
| 2 BA | F     | M    |      | 1264  |       | a | *MAIN |
|      | OFFP  | P    |      | 221   | 6630  | b | PORCH |
|      | OFFP2 | P    |      | 221   | 6630  | c | PORCH |
| 1 B  | F     | A    |      | 140   |       | d | ADDTN |
|      | F     | G    |      | 644   | 15460 | e | GRAGE |
|      | OFFP  | P    |      | 224   | 6720  | f | PORCH |
| 1 B  | F     | A    |      | 120   |       | g | ADDTN |

#: 19 20 23 L/W  
 2023 DUPLICATE COMBINED PARCELS  
 0638 CR 126 IS THE HOUSE  
 0644 CR 126 IS THE BUSINESS  
 283100190000 2.00a  
 283100200000 2.016A  
 283100230000 5.954A

| Sale# | #p | sale date  | To                    | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-----------------------|---------------|--------|---------|---------|
| 682   | 1  | 2000-11-20 | HORST ADIN W & MARY H | LWD           | 75000  | 0       | 0       |

| Year | Land | Bldg   | Total  | Net Tax |
|------|------|--------|--------|---------|
| 2021 | 5660 | 156810 | 162470 | 6570.18 |
| 2020 | 5660 | 156810 | 162470 | 6663.66 |

| project                       | ben acres | % | factor  |
|-------------------------------|-----------|---|---------|
| 500 HARDIN COUNTY LANDFILL    |           |   | XA/2025 |
| 162 RUMBAUGH - SCIOTO         |           |   | XA/2025 |
| 174 WYSS DITCH - SCIOTO       |           |   | XA/2025 |
| 231 MOORE #984 - SCIOTO RIVER |           |   | XA/2025 |
| 902 MAIN DISTRICT CONSERVANCY |           |   | XA/2025 |



0638 0644 CR 126 45850

| Occupancy 1 Single Family |            | *DWELLING COMPUTATIONS |                            |
|---------------------------|------------|------------------------|----------------------------|
| Story Height              | 2          | Sq-Ft                  | Value                      |
| Floor Level               | Main       | FRAME                  | 1524 120370                |
|                           | Full Upper | FRAME                  | 1264 62770                 |
|                           | Qtr Story  | FRAME                  | 1264 4750                  |
|                           | Basement   |                        | 1524 28190                 |
|                           | Subtotal   |                        | 216080                     |
| Shingle                   | Roof       | GABLE                  |                            |
|                           | B 1 2 U A  |                        |                            |
| Plaster/Drywall           | X X        | 1264 sq ft             | Attic Finish 19020         |
| Panelled Wall             | X          |                        | Fireplaces 2000            |
| Unfinished Wall           | X          |                        | Heating -4740              |
| Floor/Carpet              | X X        |                        | Plumbing 2100              |
| Number of Rooms           | 1 5 2      |                        | Garages and Carports 15460 |
| Bedrooms                  | 2 2        |                        | Extra Features 19980       |
|                           |            |                        | Total Value 269900         |
| Fireplace                 |            |                        |                            |
| Openings                  | 1          |                        | PUB ELECTRIC               |
| Stacks                    | 1          |                        | PRIV WATER                 |
| Plumbing                  |            |                        | PRIV SEWER                 |
| Standard                  | 1          |                        | PUB PAVED ST/RD            |
| Extra 3 Fixture           | 1          |                        | Topo: ROLLING              |

| Bldg Type     | SHB+Cons | DixHt    | Unit  | Grade | Blt/Renov | Cond   | Replace | Phy | Fnc    | True        |
|---------------|----------|----------|-------|-------|-----------|--------|---------|-----|--------|-------------|
| 1 DWELLING    | 2 B F    | FtxFt    | Area  | Rate  | Cond      | Value  | Dpr     | Dpr | Value  |             |
| 2 P           | DK       | 12X20    | 240   | C     | 2008AV    | 323880 | .14     |     | 334240 |             |
| 3 Pole Build  |          | 40X60    | 2400  | C     | 2008AV    | 3600   | .45     |     | 1980   |             |
| 4 P           | OFFP     |          | 1540  | C     | 2008AV    | 34800  | .45     |     | 19140  | CONCRETE FL |
| 5 P           | OFFP     |          | 860   | C     | 2014AV    | 46200  | .30     |     | 32340  |             |
| 6 POND        | *.91A    |          | 0     | C     | 2014AV    | 25800  | .30     |     | 18060  |             |
| 7 Greenhouse  |          |          | 80892 | 2.00  | OLD/      | 0      |         |     | 0      |             |
| 8 Pole Build  |          | 64X80    | 5120  | C     | 2008AV    | 161780 | .45     |     | 88980  |             |
| 9 Pole Build  |          | 24X32    | 768   | C     | 2014AV    | 61440  | .30     |     | 43010  |             |
| 10 Shed       |          | 12X16    | 192   | D     | 2014AV    | 9220   | .30     |     | 6450   |             |
| 11 P          | OFFP     |          | 220   | C     | 2014AV    | 1840   | .30     |     | 1290   |             |
| 12 Pole Build |          | 50X172   | 8600  | C     | 2014AV    | 6600   | .30     |     | 4620   |             |
| 13 Lean-To    |          | 10X68    | 680   | C     | 2017AV    | 103200 | .20     |     | 82560  |             |
| 14 Pole Build |          | 60X80    | 4800  | C     | 2024AV    | 5440   | .05     |     | 5170   |             |
| 15 POND       | *.89A    |          | 0     | C     | 2020AV    | 57600  | .15     |     | 48960  |             |
| 16 GREENHOUSE |          | 224X2906 | 4960  | 2.00  | 2017AV    | 0      |         |     | 0      |             |
| 17 GREENHOUSE |          | 255X3047 | 7520  | 2.00  | 2018AV    | 129920 | .20     |     | 103940 |             |
| 18 GREENHOUSE |          | 145X252  | 6540  | 2.00  | 2020AV    | 155040 | .15     |     | 131780 |             |
| 19 P          | EBW      | 6X48     | 288   | C     | 2024AV    | 73080  | .05     |     | 69430  |             |
| 20 P          | OFFP     |          | 1040  | C     | 2024AV    | 11520  | .05     |     | 10940  |             |
| 21 P          | OFFP     | 10X12    | 120   | C     | 2024AV    | 31200  | .05     |     | 29640  |             |
|               |          |          |       | C     | 2024AV    | 3600   | .05     |     | 3420   |             |

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

| Tab # | S O I L                 | Acres  | Mkt/Ac | Market | Au/Ac | Cauv  |
|-------|-------------------------|--------|--------|--------|-------|-------|
| C 2   | BOB BLOUNT SILT LOAM, 2 | 8.4675 | 5770   | 48860  | 2360  | 19980 |
| C 15  | GYB2 GLYNWOOD CLAY LOAM | .0304  | 5020   | 150    | 1230  | 40    |
| C 16  | GYC2 GLYNWOOD CLAY LOAM | 4.6839 | 4750   | 22250  | 1050  | 4920  |
| C 39  | PM PEWAMO SILTY CLAY L  | .2874  | 6490   | 1870   | 3560  | 1020  |
| 670   | HSITE HOMESITE          | 1.0000 | 15000  | 15000  | 15000 | 15000 |
| C 51  | WSTL WASTE LAND         | .8436  | 120    | 100    | 50    | 40    |
| 980   | ROAD ROAD               | .3132  |        |        |       |       |

15.626 88230 (100%) 41000 CAUV # 0  
 30880 (35%) 14350