

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: | 5660 | 14350 | 14350 | 14350 | 30880 |
| Land 35% | 177560 | 220760 | 220760 | 362580 | 362580 |
| Bldg 35% | 183220t | 235110t | 235110t | 376930t | 393460t |
| Totl 35% | 101390 | 137190 | 137190 | 122230 | |
| Hmstd35% | 102.06 | 113.30 | 107.34 | 95.66 | |
| Owner Oc | | | | | 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 | |

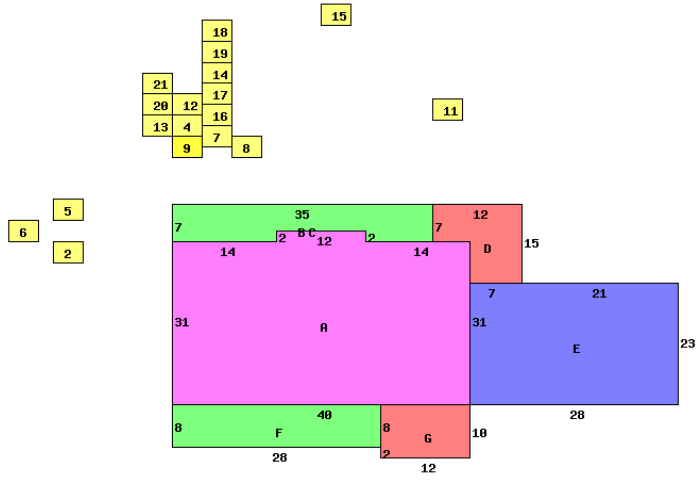
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|-------|------|------|-------|-------|---|-------|
| 2 BA | F | M | | 1264 | | | |
| | OFFP | P | | 221 | 6630 | b | PORCH |
| | OFFP2 | P | | 221 | 6630 | c | PORCH |
| 1 B | F | A | | 140 | | d | ADDTN |
| | F | G | | 644 | 15460 | e | 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 | Value | Value | Value | Dpr | Dpr | Value |
| 2 P | DK | 12X20 | 240 | | C | 2008AV | 3600 | .45 | | 1980 |
| 3 Pole Build | | 40X60 | 2400 | | C | 2008AV | 34800 | .45 | | 19140 CONCRETE FL |
| 4 P | OFFP | | 1540 | | C | 2014AV | 46200 | .30 | | 32340 |
| 5 P | OFFP | | 860 | | C | 2014AV | 25800 | .30 | | 18060 |
| 6 POND | *.91A | | 0 | | | OLD/ | 0 | | | 0 |
| 7 Greenhouse | | | 80892 | 2.00 | C | 2008AV | 161780 | .45 | | 88980 |
| 8 Pole Build | | 64X80 | 5120 | | C | 2014AV | 61440 | .30 | | 43010 |
| 9 Pole Build | | 24X32 | 768 | | C | 2014AV | 9220 | .30 | | 6450 |
| 10 Shed | | 12X16 | 192 | | D | 2014AV | 1840 | .30 | | 1290 |
| 11 P | OFFP | | 220 | | C | 2014AV | 6600 | .30 | | 4620 |
| 12 Pole Build | | 50X172 | 8600 | | C | 2017AV | 103200 | .20 | | 82560 |
| 13 Lean-To | | 10X68 | 680 | | C | 2024AV | 5440 | .05 | | 5170 |
| 14 Pole Build | | 60X80 | 4800 | | C | 2020AV | 57600 | .15 | | 48960 |
| 15 POND | *.89A | | 0 | | | 2017AV | 0 | | | 0 |
| 16 GREENHOUSE | | 224X2906 | 4960 | 2.00 | C | 2018AV | 129920 | .20 | | 103940 |
| 17 GREENHOUSE | | 255X3047 | 7520 | 2.00 | C | 2020AV | 155040 | .15 | | 131780 |
| 18 GREENHOUSE | | 145X252 | 6540 | 2.00 | C | 2024AV | 73080 | .05 | | 69430 |
| 19 P | EBW | 6X48 | 288 | | C | 2024AV | 11520 | .05 | | 10940 |
| 20 P | OFFP | | 1040 | | C | 2024AV | 31200 | .05 | | 29640 |
| 21 P | OFFP | 10X12 | 120 | | 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 | GVC2 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 # 3371
 30880 (35%) 14350