MARION TWP
UPPER SCIOTO SD 00270

Hardin County, Ohio
Michael T. Bacon, Auditor

28-320014.0000 RES
C28 2026

sale

2023 ROHRS KIRKLAND		2022-11-30
2024 ROHRS KIRKLAND		2022-11-30
2025 ROHRS KIRKLAND		2022-11-30
2026 ROHRS KIRKLAND		2022-11-30 PT NE 1/4 S32 1.00A
11473 SR 235		1WD
		$133,500
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	511	511	511	511	0	511	511	511
Acres	1.0000	1.0000	1.0000	1.0000	1.0000			
Land100%	18000	18000	18000	18000		18000	20710	20700
Bldg100%	81140	81140	81140	81140		81140	114940	114950
Totl100%	99140t	99140t	99140t	99140t		99140t	135660t	135650t
Cauv100%								
Tax Value:								
Land 35%	6300	6300	6300	6300		6300	7250	7240
Bldg 35%	28400	28400	28400	28400		28400	40230	40230
Totl 35%	34700t	34700t	34700t	34700t		34700t	47480t	47480t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1233.46	1193.62	1191.84	1191.84	1191.84			
Sp-Asmnt	25.86	44.54	44.54	44.54				

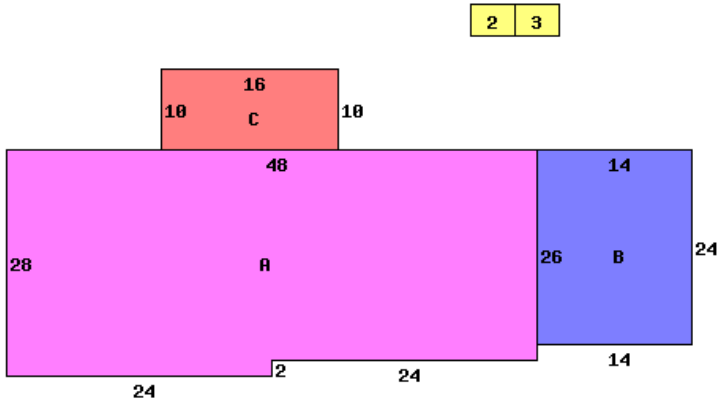
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1296		a	*MAIN
	F	G		336	8060	b	GRAGE
1	F/S	A		160		c	ADDTN

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
619	1	2022-11-30	ROHRS KIRKLAND	1WD	133500	12600	69310
331	1	2011-08-16	DYER RICKIE L & LORI A	FDT	65000	10490	68800
257	1	2011-06-30	ROBIRDS RESSIE	1CT *	0	10500	59140

Year	Land	Bldg	Total	Net Tax
2022	4410	24260	28670	1112.78
2021	4410	24260	28670	1178.50

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
232 DUNLAP #985 - SCIOTO RIVER	XA/2025			



11473 SR 235 45850

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1456	114600
	Subtotal			114600
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2560
Floor/Pine	X	Garages and Carports	8060
Floor/Carpet	X	Total Value	125220
Number of Rooms	5		
Bedrooms	3	PUB ELECTRIC	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A	Topo: ROLLING	
Plumbing			
Standard	1	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	DWELLING	1 F/C		1456		C-	1963AV	112700	.40		114950
2	Shed	*PP 0	10X12	120			1977AV	0			0
3	Lean-To	*PP	6X12	72			1977AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700

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