

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460113.0000  
A146.01

AGR  
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 ROHRS FARMS	2012-12-05
2023 ROHRS FARMS	2012-12-05
2024 ROHRS FARMS	2012-12-05
2025 ROHRS FARMS	2012-12-05 PT NE4 NE4 S23 6.706A
SR 195	2WD
	\$69,727

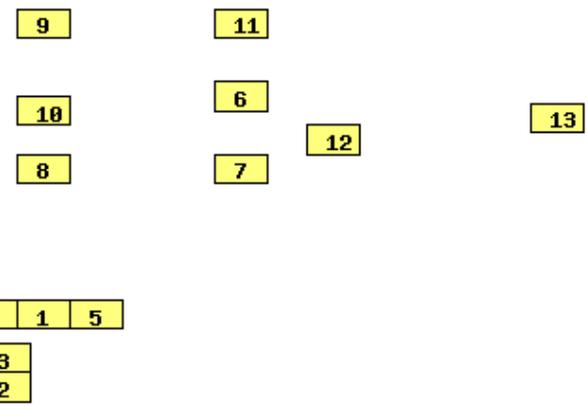
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	199	199	199	199	199
Acres	6.7060	6.7060	6.7060	6.7060	
Land100%	13340	22340	22340	22340	22330
Bldg100%	65370	98430	98430	98430	98430
Totl100%	78710t	120770t	120770t	120770t	120760t
Cauvl100%					

Orig Tax Year 2011  
Parent: 30-460112.0000

Tax Value:					
Land 35%	4670	7820	7820	7820	7820
Bldg 35%	22880	34450	34450	34450	34450
Totl 35%	27550t	42270t	42270t	42270t	42270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1133.80	1601.48	1552.92	1550.78	
Sp-Asmnt	4.99	4.99	39.49	39.49	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
553	2	2012-12-05	ROHRS FARMS	2WD	69727	7340	0
Year	Land	Bldg	Total	Net Tax			
2021	4670	22880	27550	1196.92			
2020	4670	22880	27550	1213.02			

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025		
910 COTTONWOOD CONSERVANCY	XA/2025		



SR 195

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Pole Build		80X90	7200			C	1985AV	86400	.65		30240
2 Flat Barn	B	40X84	3360			D	OLD/AV	32260	.80	.50	3230
3 Shed	B	14X20	280			D	OLD/AV	2690	.65		940
4 Pole Build	1	112X80	8960			C	OLD/AV	107520	.65		37630
5 Shop-Stud		32X36	1152			C	1980AV	19010	.65		6650
6 Grain Bin	*PP	40X54	2160			C	1987AV	0			0
7 Grain Bin	*PP	30X36	1080			C	1987AV	0			0
8 Grain Bin	*PP	26X32	832			C	1987AV	0			0
9 Grain Bin	*PP	75X54	4050			C	1987AV	0			0
10 Grain Bin	*PP	40X36	1440			C	1987AV	0			0
11 Grain Bin	*PP	60X57	3420			C	1987AV	0			0
12 Pole Build		40X60	2400			C	2010AV	28800	.40		17280
13 Shed		20X16	320			D	2017AV	3070	.20		2460

small acreage	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	6.7060				5000	3330	22330	22330

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460113.0000-v082020R  
Call Back: Sign: PSN Date: 2015-05-08 Lister: