MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460113.0000 AGR
A146.01 2026

sale

2023 ROHRS FARMS	2012-12-05	
2024 ROHRS FARMS	2012-12-05	
2025 ROHRS FARMS	2012-12-05	
2026 ROHRS FARMS	2012-12-05 PT NE4 NE4 S23 6.706A	
SR 195	2WD	
	$69,727	

Orig Tax Year 2011
Parent: 30-460112.0000

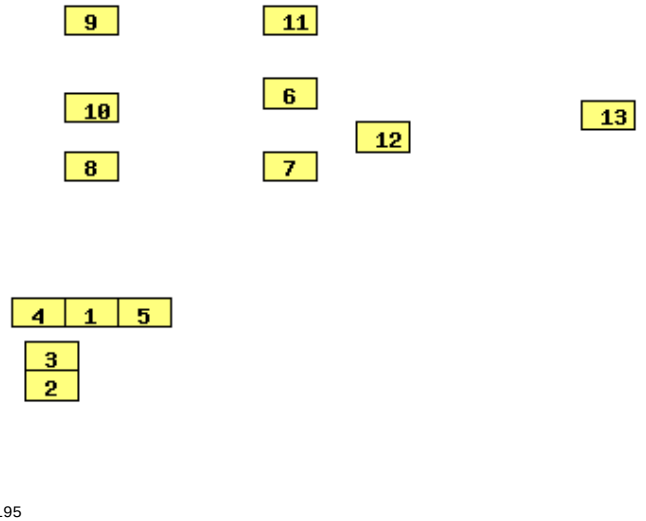
Eff Rate:- 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	199	199	199	199	0	199	199	199
Acres	6.7060	6.7060	6.7060	6.7060	6.7060			
Land100%	22340	22340	22340	22340		22340	22340	22330
Bldg100%	98430	98430	98430	98430		98430	98430	98430
Totl100%	120770t	120770t	120770t	120770t		120770t	120770t	120760t
Cauv100%								
Tax Value:								
Land 35%	7820	7820	7820	7820		7820	7820	7820
Bldg 35%	34450	34450	34450	34450		34450	34450	34450
Totl 35%	42270t	42270t	42270t	42270t		42270t	42270t	42270t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1601.48	1552.92	1550.78	1550.78	1550.78			
Sp-Asmnt	4.99	39.49	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
2022	4670	22880	27550	1133.80
2021	4670	22880	27550	1196.92

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



PUB PAVED ST/RD

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	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	HEATING
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	

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

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