

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460003.0000
C01

AGR
2025

sale

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

2022 BEAMAN BRICE S	2007-07-02		
2023 BEAMAN BRICE S	2007-07-02		
2024 BEAMAN BRICE S	2007-07-02		
2025 BEAMAN BRICE S	2007-07-02	PT NE 1/4 & SE 1/4 S14	
COURTRIGHT	9QC	11.09A	
	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	11.0900	11.0900	11.0900	11.0900	
Land100%	72230	78910	78910	78910	78920
Bldg100%					0
Totl100%	72230t	78910t	78910t	78910t	78920t
Cauv100%	23600	40540	40540	40540	40530
Tax Value:					
Land 35%	8260	14190	14190	14190	27620
Bldg 35%					0
Totl 35%	8260t	14190t	14190t	14190t	27620t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	339.94	537.62	521.32	520.58	
Cauv Sav	700.40	508.80	493.40	492.70	
Sp-Asmnt	69.48	86.69	104.70	104.70	

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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
240	9	2007-07-02	BEAMAN BRICE S	9QC *	0	22940	0
423	10	2006-10-13	BEAMAN HELEN C & BRICE S	10 *	0	22940	0
157	9	1997-04-23	BEAMAN W & H FAMILY LIM	9QC *	0	12170	0

Year	Land	Bldg	Total	Net Tax
2021	8260	0	8260	358.86
2020	8260	0	8260	363.68

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
514 *MCGUFFEY LIGHTS				XV/2025
136 COONEY - SCIOTO				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025

COURTRIGHT ST

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

Tab #	S	O	I	L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 35	OCA	OCKLEY	LOAM,	0-2% S	2.0655	5900	12190	2630	5430
C 50	WE	WESTLAND	CLAY	LOAM	8.5050	7650	65060	4060	34530
W 50	WE	WESTLAND	CLAY	LOAM	.2637	6340	1670	2170	570
980	ROAD	ROAD			.2558				

11.09 78920 (100%) 40530 CAUV # 3486
27620 (35%) 14190

Call Back: Sign: PSN Date: 2015-06-29 Lister: 30-460003.0000-v082020R