MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460003.0000 AGR
C01 2026

sale

2023 BEAMAN BRICE S	2007-07-02		
2024 BEAMAN BRICE S	2007-07-02		
2025 BEAMAN BRICE S	2007-07-02		
2026 BEAMAN BRICE S	2007-07-02	PT NE 1/4 & SE 1/4 S14	
COURTRIGHT	9QC	11.09A	
	$0		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	11.0900	11.0900	11.0900	11.0900	11.0900			
Land100%	78910	78910	78910	78910		78910	114430	114420
Bldg100%				0				
Totl100%	78910t	78910t	78910t	78910t		78910t	114430t	114420t
Cauv100%	40540	40540	40540	40540		78910	114430	38870
Tax Value:								
Land 35%	14190	14190	14190	14190		14190	13600	40050
Bldg 35%								0
Totl 35%	14190t	14190t	14190t	14190t		14190t	13600t	40050t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	537.62	521.32	520.58	520.58	520.58			
Cauv Sav	700.40	508.80	493.40	492.70				
Sp-Asmnt	86.69	104.70	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 LIMI	9QC *	0	12170	0

Year	Land	Bldg	Total	Net Tax
2022	8260	0	8260	339.94
2021	8260	0	8260	358.86

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% 1.0500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 35	OCA	OCKLEY LOAM, 0-2% S	2.0655	8560	17680	2520	5210
C 50	WE	WESTLAND CLAY LOAM	8.5050	11090	94320	3950	33600
W 50	WE	WESTLAND CLAY LOAM	.2637	9190	2420	230	60
980	ROAD	ROAD	.2558				
			11.09		114420	(100%)	38870
					40050	(35%)	13600

CAUV # 3486

Call Back: Sign: PSN Date: 2015-06-29 Lister:

30-460003.0000-v082020R