

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460020.0000
C139

RES
2025

sale

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

2022 CROHART FARMS LLC	2020-06-09
2023 HENSLEY FRED K	2022-01-13
2024 HENSLEY FRED K	2022-01-13
2025 HENSLEY FRED K	2022-01-13 PT SE 1/4 14 1.221A
W SOUTH ST	2WD
	\$37,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	501	501	501	501
Acres	1.2210	1.2210	1.2210	1.2210	
Land100%	8540	6110	6110	6110	6110
Bldg100%					0
Totl100%	8540t	6110t	6110t	6110t	6110t
Cauvl00%	2970	8540	8540	8540	
Tax Value:					
Land 35%	1040	2140	2140	2140	2140
Bldg 35%					0
Totl 35%	1040t	2140t	2140t	2140t	2140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	42.80	331.80	78.60	78.50	
	80.24				
Sp-Asmnt	9.30	12.49	19.59	19.59	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
27	2	2022-01-13	HENSLEY FRED K	2WD	37000	8540	0
237	2	2020-06-09	CROHART FARMS LLC	2QC *	0	13310	35770
460	3	2012-01-19	CROWE W THOMAS & HART ANN	3CT *	0	11830	44060

Year	Land	Bldg	Total	Net Tax
2021	1040	0	1040	45.18
2020	1740	1890	3630	159.84

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
910	COTTONWOOD CONSERVANCY				XA/2025
514	*MCGUFFEY LIGHTS				XV/2025

410				W SOUTH ST	45859			
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PUB PAVED ST/RD	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

small acreage	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	1.2210				5000	5000	6110	6110

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-460020.0000-v082020R