

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460020.0000  
C139

RES  
2025

sale

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			

Eff Rate:-	45.44	41.45	40.13	40.08	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	501	501	501	501	501
Acres	1.2210	1.2210	1.2210	1.2210	1.2210	
Land100%	8540	6110	6110	6110	6110	6110
Bldg100%						
Totl100%	8540t	6110t	6110t	6110t	6110t	6110t
Cauvl00%	2970	8540	8540	8540	8540	
Tax Value:						
Land 35%	1040	2140	2140	2140	2140	2140
Bldg 35%						0
Totl 35%	1040t	2140t	2140t	2140t	2140t	2140t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	42.80	331.80	78.60	78.50	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:blgd
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

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
910 COTTONWOOD CONSERVANCY				
514 *MCGUFFEY LIGHTS				

410 W SOUTH ST 45859

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