

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460020.0000
C139

RES
2025

- sale

2022 CROHART FARMS LLC
2023 HENSLEY FRED K
2024 HENSLEY FRED K
2025 HENSLEY FRED K
W SOUTH ST

2020-06-09
2022-01-13
2022-01-13
2022-01-13 PT SE 1/4 14 1.221A
2WD
\$37,000

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

Tax Year	2022	2023	2024	2025	2025
Prop CIs	110	501	501	501	501
Acres	1.2210	1.2210	1.2210	1.2210	1.2210
Land100%	8540	6110	6110	6110	6110
Bldg100%				0	
Totl100%	8540t	6110t	6110t	6110t	6110t
Cauv100%	2970	8540	8540	8540	

CAMA
501
6110
6110t

- Tax Value:

Land 35%	1040	2140	2140	2140	2140
Bldg 35%					
Totl 35%	1040t	2140t	2140t	2140t	2140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	42.80	331.80	78.60	78.50	78.50

2140
0
2140t

Sp-Asmnt	9.30	12.49	19.59	19.59
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Year	Land	Bldg	Total	Net Tax
2021	1040	0	1040	45.18
2020	1740	1890	3630	159.84

project		ben acres	/ %	factor
02 MAIN DISTRICT CONSERVANCY	XA/2025			
10 COTTONWOOD CONSERVANCY	XA/2025			
14 *MCGUFFEY LIGHTS	XV/2025			

410 W SOUTH ST 45859

PUB PAVED ST/RD

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Neighborhood:
Code:          3000
Dwl/Gar/NC%   1.0500

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

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