MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460020.0000 RES
C139 2026

sale

2023 HENSLEY FRED K	2022-01-13	
2024 HENSLEY FRED K	2022-01-13	
2025 HENSLEY FRED K	2022-01-13	
2026 HENSLEY FRED K	2022-01-13 PT SE 1/4 14	1.221A
W SOUTH ST	2WD	
	$37,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	501	501	501	501	0	501	501	501
Acres	1.2210	1.2210	1.2210	1.2210	1.2210			
Land100%	6110	6110	6110	6110		8540	8540	6110
Bldg100%				0				
Totl100%	6110t	6110t	6110t	6110t		8540t	8540t	6110t
Cauv100%	8540	8540	8540	8540		8540	8540	
Tax Value:								
Land 35%	2140	2140	2140	2140		2140	2140	2140
Bldg 35%								0
Totl 35%	2140t	2140t	2140t	2140t		2140t	2140t	2140t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	331.80	78.60	78.50	78.50	78.50			
	80.24							
Sp-Asmnt	12.49	19.59	19.59	19.59				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	1040	0	1040	42.80
2021	1040	0	1040	45.18

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

410 W SOUTH ST 45859

PUB PAVED ST/RD

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

	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