

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460021.0000
C141

AGR
2025

sale

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

2022 ZIEGLER PEGGY L TRUST	2021-03-19
2023 ZIEGLER PEGGY L TRUST	2021-03-19
2024 ZIEGLER PEGGY L TRUST	2021-03-19
2025 ZIEGLER PEGGY L TRUSTEE	2021-03-19 PT SW 1/4 SE 1/4 14
520 W SOUTH	36 8.00A
MCGUFFEY OH 45859	\$0

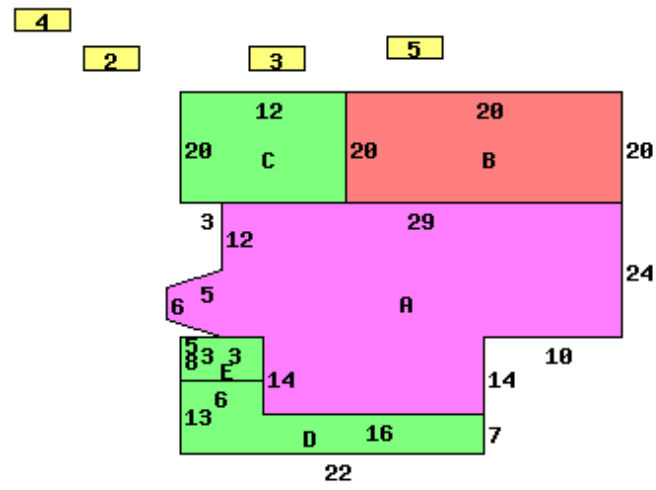
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	111	111	111	111	111
Acres	8.0000	8.0000	8.0000	8.0000	
Land100%	60740	67570	67570	67570	67560
Bldg100%	57400	68260	68260	68260	68250
Totl100%	118140t	135830t	135830t	135830t	135810t
Cauv100%	30460	43830	43830	43830	43820
Tax Value:					
Land 35%	10660	15340	15340	15340	23650
Bldg 35%	20090	23890	23890	23890	23890
Totl 35%	30750t	39230t	39230t	39230t	47530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1265.48	1486.28	1441.24	1439.22	
Cauv Sav	436.22	314.86	305.28	304.88	
Sp-Asmnt	116.16	140.76	174.38	174.38	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		956			
1T	F/C	A		400			ADDTN
	RFX	P		240	2400		PORCH
	OPF	P		190	5700		PORCH
	EFP	P		48	1920		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
116	36	2021-03-19	ZIEGLER PEGGY L TRUSTEE	36 *	0	60740	57400
510	36	2020-12-14	ZIEGLER PEGGY L	36 *	0	60740	57400
122	35	2013-03-26	ZIEGLER PEGGY L & BURKE	35 *	0	38230	57430
392	35	2012-09-21	ZIEGLER PEGGY L	35 *	0	38230	57430

Year	Land	Bldg	Total	Net Tax
2021	10660	20090	30750	1335.94
2020	10660	20090	30750	1353.92

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
500 HARDIN COUNTY LANDFILL			XA/2025



520 W SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 2	Sq-Ft Value
Floor Level	
Main	FRAME 1356 107860
Full Upper	FRAME 956 60280
Part Upper	FRAME 400 27160
Basement	956 17830
Subtotal	213130
Metal	Roof GABLE
Plaster/Drywall	X X
Panelled Wall	X
Unfinished Wall	X
Floor/Carpet	X X
Number of Rooms	2 6 6
Bedrooms	1 4
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	10020
Total Value	223150
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB PAVED ST/RD	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F		2712		C	1879FR		223150	.65	.20	54360
2 Garage	*SV CB 0	20X24	480			OLD/FR		600			600
3 Crib/Grana	*SV	0 20X20	400			OLD/FR		400			400
4 Shed	F 1	108X32	3456		C	1950FR		41470	.70	.50	6220
5 Garage		24X38	912		C	OLD/AV		21890	.65		6670
Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv					
C 5	COLWOOD LOAM	4.5112	7950	35860	4430	19990					
C 20	KBA KIBBIE LOAM, 0-3% S	1.4811	6570	9730	3460	5130					
C 50	WE WESTLAND CLAY LOAM	.9096	7650	6960	4060	3690					
C 51	WSTL WASTE LAND	.0981	120	10	50	10					
670	HSITE HOMESITE	1.0000	15000	15000	15000	15000					
			8	67560	(100%)	43820				CAUV #	4387
				23650	(35%)	15340					