

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460021.0000
C141

AGR
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 ZIEGLER PEGGY L & BUR	2013-03-26
2021 ZIEGLER PEGGY L	2020-12-14
2022 ZIEGLER PEGGY L TRUST	2021-03-19
2023 ZIEGLER PEGGY L TRUSTEE	2021-03-19
520 W SOUTH	36 8.00A
MCGUFFEY OH 45859	\$0 05.2-04-46-021

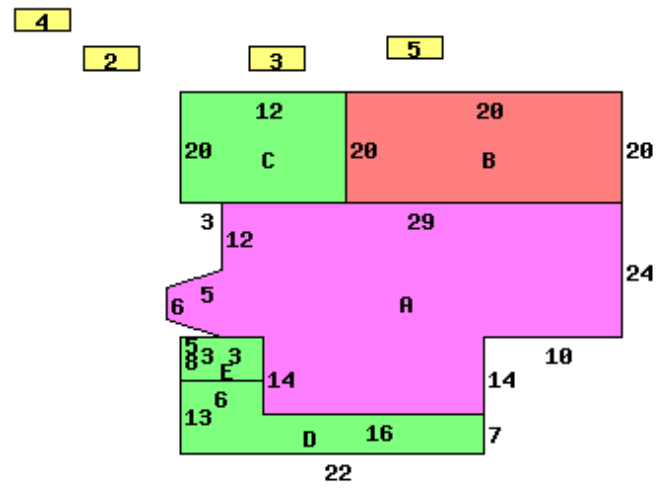
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	111	111	111	111	111
Acres	8.0000	8.0000	8.0000	8.0000	
Land100%	60740	60740	60740	67570	67560
Bldg100%	57400	57400	57400	68260	68250
Totl100%	118140t	118140t	118140t	135830t	135810t
Cauv100%	30460	30460	30460	43830	43820
Tax Value:					
Land 35%	10660	10660	10660	15340	23650
Bldg 35%	20090	20090	20090	23890	23890
Totl 35%	30750t	30750t	30750t	39230t	47530t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1353.92	1335.94	1265.48	1486.28	
Cauv Sav	466.72	460.54	436.22	314.86	
Sp-Asmnt	114.16	114.16	116.16	140.76	

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:bldg
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
2019	13650	16490	30140	1224.40
2018	13650	16490	30140	1229.88

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
910 COTTONWOOD CONSERVANCY			XA/2023
514 *MCGUFFEY LIGHTS			XV/2023
500 HARDIN COUNTY LANDFILL			XA/2023



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	Grade	Blt/Renov	Replace	Phy	Fnc	True	
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					