

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460021.0000  
C141

AGR  
2025

sale

2022 ZIEGLER PEGGY L TRUST  
2023 ZIEGLER PEGGY L TRUST  
2024 ZIEGLER PEGGY L TRUST  
2025 ZIEGLER PEGGY L TRUSTEE  
520 W SOUTH

2021-03-19  
2021-03-19  
2021-03-19  
2021-03-19 PT SW 1/4 SE 1/4 14  
36 8.00A

MCGUFFEY OH 45859

\$0

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

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Tax Year | 2022    | 2023    | 2024    | 2025    | 2025    |
| Prop Cls | 111     | 111     | 111     | 111     | 111     |
| Acres    | 8.0000  | 8.0000  | 8.0000  | 8.0000  | 8.0000  |
| Land100% | 60740   | 67570   | 67570   | 67570   | 43830   |
| Bldg100% | 57400   | 68260   | 68260   | 68260   | 68260   |
| Totl100% | 118140t | 135830t | 135830t | 135830t | 112090t |
| Cauv100% | 30460   | 43830   | 43830   | 43830   |         |

CAMA  
111

67560  
80870  
148430t  
43820

Tax Value:

|          |         |         |         |         |         |
|----------|---------|---------|---------|---------|---------|
| Land 35% | 10660   | 15340   | 15340   | 15340   | 15340   |
| Bldg 35% | 20090   | 23890   | 23890   | 23890   | 23890   |
| Totl 35% | 30750t  | 39230t  | 39230t  | 39230t  | 39230t  |
| Hmstd35% |         |         |         |         |         |
| Owner Oc |         |         |         |         |         |
| Hmstd RB |         |         |         |         |         |
| Net Tax  | 1265.48 | 1486.28 | 1441.24 | 1439.22 | 1439.22 |
| Cauv Sav | 436.22  | 314.86  | 305.28  | 304.88  |         |
| Sp-Asmnt | 116.16  | 140.76  | 174.38  | 174.38  |         |

23650  
28300  
51950t

|                   |                                       |                          |      |                                         |                               |
|-------------------|---------------------------------------|--------------------------|------|-----------------------------------------|-------------------------------|
| SHB+<br>2 B<br>1T | CONS<br>F<br>F/C<br>RFX<br>OPF<br>EFP | TYPE<br>M<br>A<br>P<br>P | FACT | SQ-FT<br>956<br>400<br>240<br>190<br>48 | VALUE<br>2400<br>5700<br>1920 |
|-------------------|---------------------------------------|--------------------------|------|-----------------------------------------|-------------------------------|

a  
b  
c  
d  
e

\*MAIN  
ADDTN  
PORCH  
PORCH  
PORCH

|       |    |            |                         |                         |               |        |         |         |
|-------|----|------------|-------------------------|-------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date  | To                      | ZIEGLER PEGGY L TRUSTEE | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 116   | 36 | 2021-03-19 | ZIEGLER PEGGY L         | 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 |

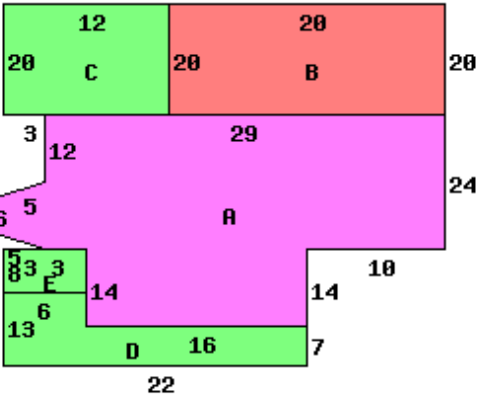
|               |                           |           |     |        |
|---------------|---------------------------|-----------|-----|--------|
| p r o j e c t |                           | ben acres | / % | factor |
| 902           | MAIN DISTRICT CONSERVANCY | XA/2025   |     |        |
| 910           | COTTONWOOD CONSERVANCY    | XA/2025   |     |        |
| 514           | *MCGUFFEY LIGHTS          | XV/2025   |     |        |
| 500           | HARDIN COUNTY LANDFILL    | XA/2025   |     |        |

4

2

3

5



520 W SOUTH ST

45859

Occupancy 1 Single Family

\*DWELLING COMPUTATIONS

|              |   |            |       |      |        |
|--------------|---|------------|-------|------|--------|
| Story Height | 2 |            |       |      |        |
| 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   |       | Extra Features  | 10020  |
| Panelled Wall   | X     |       | Total Value     | 223150 |
| Unfinished Wall | X     |       |                 |        |
| Floor/Carpet    | X X   |       | PUB ELECTRIC    |        |
| Number of Rooms | 2 6 6 |       | PUB GAS         |        |
| Bedrooms        | 1 4   |       | PUB WATER       |        |
|                 |       |       | PRIV SEWER      |        |
|                 |       |       | PUB PAVED ST/RD |        |

|              |   |  |               |        |
|--------------|---|--|---------------|--------|
| Central Heat | A |  |               |        |
| FORCED AIR   |   |  |               |        |
| Plumbing     |   |  |               |        |
| Standard     | 1 |  | Neighborhood: |        |
|              |   |  | Code:         | 3000   |
|              |   |  | Dwl/Gar/NC%   | 1.0500 |

|              |          |        |      |           |       |           |      |         |         |         |            |
|--------------|----------|--------|------|-----------|-------|-----------|------|---------|---------|---------|------------|
| Bldg Type    | SHB+Cons | DixHt  | Area | Unit Rate | Grade | Blt/Renov | Cond | Replace | Phy Dpr | Fnc Dpr | True Value |
| 1 DWELLING   | 2 B F    | 2712   |      |           |       | 1879FR    |      | 223150  | .65     | .20     | 65610      |
| 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     |         | 8040       |

|       |                         |        |        |        |       |       |
|-------|-------------------------|--------|--------|--------|-------|-------|
| 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 |        |      |

Call Back:

Sign: PSN Date: 2015-07-01 Lister:

30-460021.0000-v082020R