MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460021.0000 AGR
C141 2026

sale

2023 ZIEGLER PEGGY L TRUST	2021-03-19	
2024 ZIEGLER PEGGY L TRUST	2021-03-19	
2025 ZIEGLER PEGGY L TRUST	2021-03-19	
2026 ZIEGLER PEGGY L TRUSTEE	2021-03-19	PT SW 1/4 SE 1/4 14
520 W SOUTH	36	8.00A
	$0	
MCGUFFEY OH 45859		

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

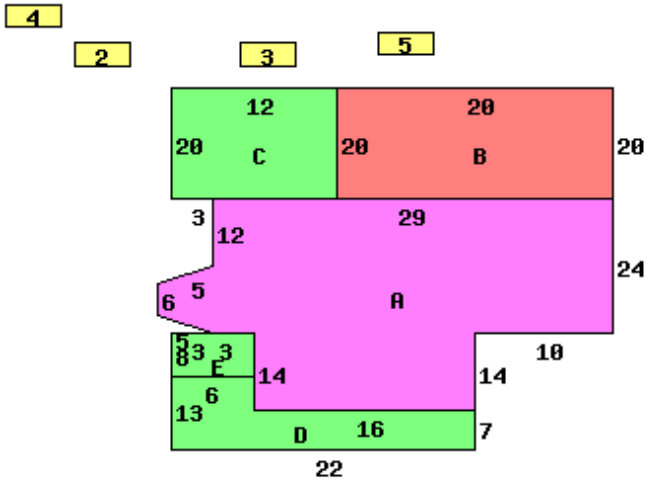
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	111	111	111	111	0	111	111	111
Acres	8.0000	8.0000	8.0000	8.0000	8.0000			
Land100%	67570	67570	67570	67570		67570	97970	97980
Bldg100%	68260	68260	68260	68260		68260	80860	80870
Totl100%	135830t	135830t	135830t	135830t		135830t	178830t	178850t
Cauv100%	43830	43830	43830	43830		67570	97970	50110
Tax Value:								
Land 35%	15340	15340	15340	15340		15340	17540	34290
Bldg 35%	23890	23890	23890	23890		23890	28300	28300
Totl 35%	39230t	39230t	39230t	39230t		39230t	45840t	62600t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1486.28	1441.24	1439.22	1439.22	1439.22			
Cauv Sav	436.22	314.86	305.28	304.88				
Sp-Asmnt	140.76	174.38	174.38	174.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2_B	F	M		956		a	*MAIN
1T	F/C	A		400		b	ADDTN
	RFX	P		240	2400	c	PORCH
	OFP	P		190	5700	d	PORCH
	EFP	P		48	1920	e	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
2022	10660	20090	30750	1265.48
2021	10660	20090	30750	1335.94

project		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

			Sq-Ft	Value
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		

	B	1	2	U	A
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%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	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	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	CO	COLWOOD LOAM	4.5112	11530	52010	4390	19800
C 20	KBA	KIBBIE LOAM, 0-3% S	1.4811	9530	14110	3350	4960
C 50	WE	WESTLAND CLAY LOAM	.9096	11090	10090	3950	3590
C 51	WSTL	WASTE LAND	.0981	170	20	50	10
670	HSITE	HOMESITE	1.0000	21750	21750	21750	21750
			8		97980	(100%)	50110
					34290	(35%)	17540

CAUV # 4387

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

30-460021.0000-v082020R