

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460025.0000
A143

COM
2025

sale

2022	HENDERSON JERRY & GER	2019-09-24	
2023	HENDERSON JERRY & GER	2019-09-24	
2024	HENDERSON JERRY & GER	2019-09-24	
2025	JW RORHS LAND LLC	2024-12-02	PT NW 1/4 NW 1/4 24 .34A
	100 COTTONWOOD		1WD
	MCGUFFEY OH 45859	\$2,500	

Eff Rate:- 44.43 — 48.27 — 40.13 — 47.32 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	401	401	500	400	400
Acres	.3400	.3400	.3400	.3400	
Land100%	9260	5860	5860	5860	5850
Bldg100%					0
Totl100%	9260t	5860t	5860t	5860t	5850t
Cauvl00%					
Tax Value:					
Land 35%	3240	2050	2050	2050	2050
Bldg 35%					0
Totl 35%	3240t	2050t	2050t	2050t	2050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	143.94	98.96	75.32	97.00	
Sp-Asmnt	14.42	10.97	19.18	19.18	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
538	1	2024-12-02	JW RORHS LAND LLC	1WD	2500	5860	0
330	1	2019-09-24	HENDERSON JERRY & GERALDI	1AD *	0	8800	13140
487	1	2018-12-05	STATE OF OHIO FORFEITED L	1CO *	0	8800	13140
433	1	2014-08-27	BOWERS CARL	1QC *	0	8800	43660
194	1	1998-04-13	BOWERS CARL & DEANNA	1WD	40000	3310	43600
167	1	1998-04-13	BOWERS CARL & DEANNA	1QC *	0	3310	43600
760	1	1989-09-08		1WD	30000	0	61510
773	0	1985-10-31			0	0	63430

Year	Land	Bldg	Total	Net Tax
2021	3240	470	3710	171.86
2020	3240	4640	7880	370.12

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

100 COTTONWOOD RD 45859

PUB PAVED ST/RD

Neighborhood:
Code:
Dwl/Gar/NC%

3000
.8700

acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	74.00	200	113	70	79	5850	5850

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-460025.0000-v082020R