

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460027.0000
A136

RES
2025

sale

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

2022 ZAPP ANGELA D	2020-02-21
2023 ZAPP ANGELA D	2020-02-21
2024 ZAPP ANGELA D	2020-02-21
2025 ZAPP ANGELA D	2020-02-21
438 COTTONWOOD RD	PT W1/2 N1/2 NW1/4 S 24
MCGUFFEY OH 45859	LWD 1WD 3.85A
	\$25,000

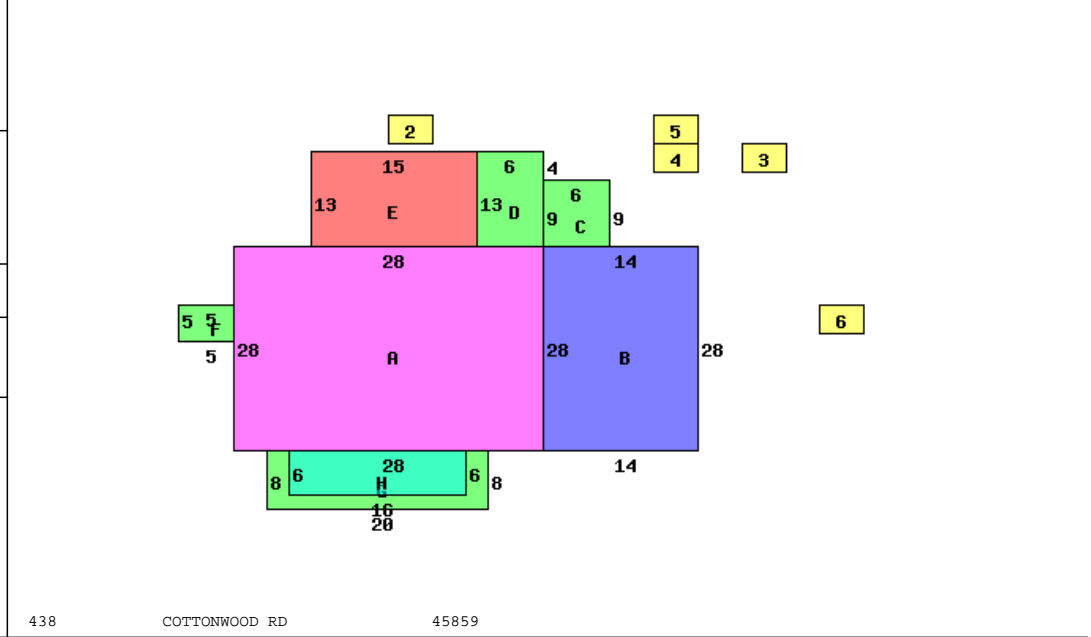
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	3.8500	3.8500	3.8500	3.8500	
Land100%	21140	29260	29260	29260	29250
Bldg100%	2740	3290	3290	3290	3290
Tot1100%	23890t	32540t	32540t	32540t	32540t
Cauv100%					
Tax Value:					
Land 35%	7400	10240	10240	10240	10240
Bldg 35%	960	1150	1150	1150	1150
Totl 35%	8360t	11390t	11390t	11390t	11390t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	344.04	431.54	418.44	417.86	
Sp-Asmnt	47.30	56.10	69.84	69.84	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		784		b	GRAGE
	CAR1	G		392	3000	c	PORCH
	OFF	P		54	1620	d	PORCH
1	FFP	A		78	3120	e	ADDTN
	FFP	P		195		f	PORCH
	OFF	P		25	1000	g	PORCH
	DORM	X		160	4800	h	OTHER
				96			

ASSOC S/W	05.0-04	-21	-007,	05.0-04	-21	-009,	05.0
Sale#	#p	sale date	TO	Type/Invalid?	Sale\$	co:land	co:bldg
73	1	2020-02-21	ZAPP ANGELA D	LWD	25000	20540	2230
68	1	2020-02-21	CARL NORA M	LAF *	0	20540	2230
370	1	2007-07-20	CARL BILLY J & NORA M	LWD	25000	18460	38770
48	1	2007-01-30	J P MORGAN CHASE BANK NA	LSH	46000	18460	38770
160	1	1994-03-01	LEMASTER JAMES E & LUCIL	1FD	0	0	31110
934	1	1990-11-19		1UN *	0	0	30710
762	0	1985-10-29			0	0	32110

Year	Land	Bldg	Total	Net Tax
2021	7400	960	8360	363.22
2020	7400	960	8360	368.10

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



438 COTTONWOOD RD 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	
Main	FRAME 979 102780
Part Upper	FRAME 784 35490
Basement	784 14670
Subtotal	152940
Shingle	Roof GABLE
Plaster/Drywall	X X Plumbing 1400
Panelled Wall	X Garages and Carports 3000
Unfinished Wall	X Extra Features 10540
Floor/Pine	X X Total Value 167880
Floor/Carpet	X
Number of Rooms	1 4 2 PUB ELECTRIC
Bedrooms	2 PUB GAS
Central Heat	A PUB WATER
PROPANE	PRIV SEWER
Plumbing	PUB PAVED ST/RD
Standard	1 Neighborhood:
Extra 2 Fixture	1 Code: 3000
	Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	1763	Rate	Grade	Value	Dpr	Dpr	Value
2 Poultry Ho	*NV 0	24X50	1200	C-	151090	.75	.90	3290
3 HORSESHED	*NV 0	20X34	680	OLD/PR	0			0
4 Grain Bin	*PP 0	14X8	112	OLD/VP	0			0
5 WIRE CRIB	*NV 0	15X15	225	OLD/VP	0			0
6 Shed	*NV CB	6X8	48	OLD/VP	0			0
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000		factor	15000	15000	15000	15000	
	2.8500			5000	5000	14250	14250	