MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460027.0000 RES
A136 2026

sale

2023 ZAPP ANGELA D	2020-02-21	
2024 ZAPP ANGELA D	2020-02-21	
2025 ZAPP ANGELA D	2020-02-21	
2026 ZAPP ANGELA D	2020-02-21	PT W1/2 N1/2 NW1/4 S 24
438 COTTONWOOD RD	1WD	3.85A
	$25,000	
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	511	511	511	511	0	511	511	511
Acres	3.8500	3.8500	3.8500	3.8500	3.8500			
Land100%	29260	29260	29260	29260		29260	31510	31500
Bldg100%	3290	3290	3290	3290		3290	3970	3970
Totl100%	32540t	32540t	32540t	32540t		32540t	35490t	35470t
Cauv100%								
Tax Value:								
Land 35%	10240	10240	10240	10240		10240	11030	11030
Bldg 35%	1150	1150	1150	1150		1150	1390	1390
Totl 35%	11390t	11390t	11390t	11390t		11390t	12420t	12410t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	431.54	418.44	417.86	417.86	417.86			
Sp-Asmnt	56.10	69.84	69.84	69.84				

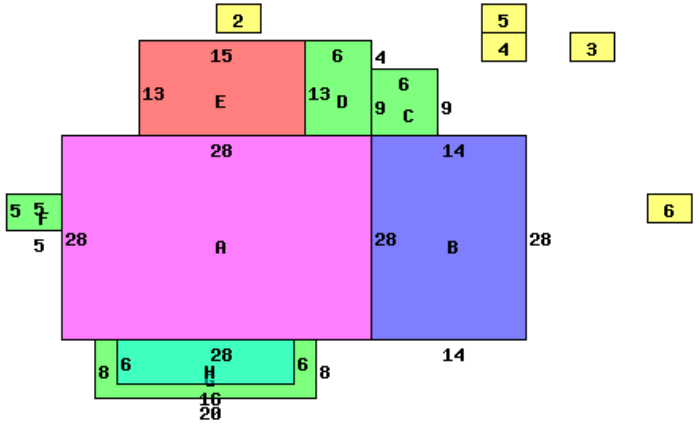
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		784		a	*MAIN
	CAR1	G		392	3000	b	GRAGE
	OFP	P		54	1620	c	PORCH
	EFP	P		78	3120	d	PORCH
1	F/C	A		195		e	ADDTN
	EFP	P		25	1000	f	PORCH
	OFP	P		160	4800	g	PORCH
	DORM	X		96		h	OTHER

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	1WD		25000	20540	2230
68	1	2020-02-21	CARL NORA M	1AF	*	0	20540	2230
370	1	2007-07-20	CARL BILLY J & NORA M	1WD		25000	18460	38770
48	1	2007-01-30	J P MORGAN CHASE BANK NA	1SH		46000	18460	38770
160	1	1994-03-01	LEMASTER JAMES E & LUCIL	1FD		44000	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
2022	7400	960	8360	344.04
2021	7400	960	8360	363.22

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	979	102780
	Part Upper	FRAME	784	35490
	Basement		784	14670
	Subtotal			152940
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X	X	
Panelled Wall		X		
Unfinished Wall	X			
Floor/Pine		X	X	
Floor/Carpet		X		
Number of Rooms	1	4	2	
Bedrooms			2	
Central Heat			A	
PROPANE				
Plumbing				
Standard	1			
Extra 2 Fixture	1			

Plumbing	1400
Garages and Carports	3000
Extra Features	10540
Total Value	167880
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	1HB F		1763		C-	OLD/PR	151090	.75	.90	3970
2	Poultry Ho	*NV 0	24X50	1200			OLD/VP	0			0
3	HORSESHED	*NV 0	20X34	680			OLD/VP	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	2.8500				5000	5000	14250	14250

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

30-460027.0000-v082020R