

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460029.0000
A76

AGR
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 F5 LAND COMPANY LLC	2007-08-06
2021 F5 LAND COMPANY LLC	2007-08-06
2022 F5 LAND COMPANY LLC	2007-08-06
2023 F5 LAND COMPANY LLC	2007-08-06 MCGUFFEY LANDS 4.58A
COTTONWOOD REAR	3QC
	\$0
	05.2-04-46-029

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	110	110	110	110	110
Acres	4.5800	4.5800	4.5800	4.5800	
Land100%	29290	29290	29290	32030	32030
Bldg100%	29290t	29290t	29290t	32030t	32030t
Totl100%	10340	10340	10340	17570	17560
Cauv100%					
Tax Value:					
Land 35%	3620	3620	3620	6150	11210
Bldg 35%					0
Totl 35%	3620t	3620t	3620t	6150t	11210t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	159.38	157.28	148.98	233.00	
Cauv Sav	291.94	288.02	272.84	191.72	
Sp-Asmnt	13.86	13.86	15.86	23.20	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
296	3	2007-08-06	F5 LAND COMPANY LLC	3QC *	0	10910	0
318	3	1994-04-22	FETTER TODD M & AUDRA D	3WD	5600	6400	0
416	3	1993-05-18	HULL CASSANDRA JO ETAL	3WD	8000	0	6400
414	3	1993-05-18	HULL CASSANDRA JO ETAL	3CT *	0	0	6400
1046	1	1989-12-08	HULL CASSANDRA JO ETAL	1UN *	0	6910	0
319	0	1987-04-30		*	27800	0	12110

Year	Land	Bldg	Total	Net Tax
2019	5610	0	5610	227.88
2018	5610	0	5610	228.92

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2023
910 COTTONWOOD CONSERVANCY				XA/2023
514 *MCGUFFEY LIGHTS				XV/2023

COTTONWOOD RD REAR

PUB PAVED ST/RD

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF MILFORD SILTY CLAY	4.0144	6900	27700	3800	15260
C 50	WE WESTLAND CLAY LOAM	.5656	7650	4330	4060	2300

4.58 32030 (100%) 17560 CAUV # 3489
11210 (35%) 6150

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460029.0000-v082020R