

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460029.0000
A76

AGR
2025

sale

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

2022 F5 LAND COMPANY LLC	2007-08-06
2023 F5 LAND COMPANY LLC	2007-08-06
2024 F5 LAND COMPANY LLC	2007-08-06
2025 F5 LAND COMPANY LLC	2007-08-06 MCGUFFEY LANDS 4.58A
COTTONWOOD REAR	3QC
	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	4.5800	4.5800	4.5800	4.5800	4.5800	
Land100%	29290	32030	32030	32030	17570	32030
Bldg100%					0	
Totl100%	29290t	32030t	32030t	32030t	17570t	32030t
Cauv100%	10340	17570	17570	17570		17560
Tax Value:						
Land 35%	3620	6150	6150	6150	6150	11210
Bldg 35%						0
Totl 35%	3620t	6150t	6150t	6150t	6150t	11210t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	148.98	233.00	225.96	225.62	225.62	
Cauv Sav	272.84	191.72	185.88	185.64		
Sp-Asmnt	15.86	23.20	37.05	37.05		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:ldg
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
2021	3620	0	3620	157.28
2020	3620	0	3620	159.38

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

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