MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460029.0000 AGR
A76 2026

sale

2023 F5 LAND COMPANY LLC	2007-08-06	
2024 F5 LAND COMPANY LLC	2007-08-06	
2025 F5 LAND COMPANY LLC	2007-08-06	
2026 F5 LAND COMPANY LLC	2007-08-06	MCGUFFEY LANDS 4.58A
COTTONWOOD REAR	3QC	
	$0	

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	110	110
Acres	4.5800	4.5800	4.5800	4.5800	4.5800			
Land100%	32030	32030	32030	32030		32030	46460	46450
Bldg100%				0				
Totl100%	32030t	32030t	32030t	32030t		32030t	46460t	46450t
Cauv100%	17570	17570	17570	17570		32030	46460	17000
Tax Value:								
Land 35%	6150	6150	6150	6150		6150	5950	16260
Bldg 35%								0
Totl 35%	6150t	6150t	6150t	6150t		6150t	5950t	16260t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	233.00	225.96	225.62	225.62	225.62			
Cauv Sav	272.84	191.72	185.88	185.64				
Sp-Asmnt	23.20	37.05	37.05	37.05				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
296	3	2007-08-06	F5 LAND COMPANY LLC	3QC	*	0	10910	0
318	3	1994-04-22	FETTER TODD M & AUDRA D	3WD		56000	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		1UN	*	0	6910	0
319	0	1987-04-30			*	27800	0	12110

Year	Land	Bldg	Total	Net Tax
2022	3620	0	3620	148.98
2021	3620	0	3620	157.28

p r o j e c t		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% 1.0500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF	MILFORD SILTY CLAY	4.0144	10010	40180	3680	14770
C 50	WE	WESTLAND CLAY LOAM	.5656	11090	6270	3950	2230
			4.58		46450	(100%)	17000
					16260	(35%)	5950

CAUV # 3489

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

30-460029.0000-v082020R