

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

08:06 PM

30-460030.0000
A56

AGR
2025

sale

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
EAST REAR	3QC
	\$0

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	1.2040	1.2040	1.2040	1.2040	
Land100%	7370	8030	8030	8030	8040
Bldg100%				0	
Totl100%	7370t	8030t	8030t	8030t	8040t
Cauv100%	2290	4140	4140	4140	4150
Tax Value:					
Land 35%	800	1450	1450	1450	2810
Bldg 35%					0
Totl 35%	800t	1450t	1450t	1450t	2810t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	32.94	54.94	53.28	53.20	
Cauv Sav	73.22	51.52	49.96	49.90	
Sp-Asmnt	6.66	8.55	18.02	18.02	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
296	3	2007-08-06	F5 LAND COMPANY LLC	3QC *	0	2860	0
318	3	1984-04-22	FETTER TODD M & AUDRA D	3WD	56000	6800	0
416	1	1993-05-18	HULL CASSANDRA JO ETAL	1WD	8000	0	6800
414	3	1993-05-18	HULL CASSANDRA JO ETAL	3WD	0	0	6800
1046	1	1989-12-08		1UN *	0	6910	0
319	0	1987-04-30			27800	0	12110

Year	Land	Bldg	Total	Net Tax
2021	800	0	800	34.76
2020	800	0	800	35.22

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

EAST ST 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	.9787	6900	6750	3800	3720
W 26	MF MILFORD SILTY CLAY	.2253	5740	1290	1910	430
		1.204		8040	(100%)	4150
				2810	(35%)	1450
Call Back:		Sign: PSN Date: 2015-05-08	Lister:		CAUV #	3489

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