

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460030.0000  
A56

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 1.204A
EAST REAR	3QC
	\$0

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	110	110	110	110	110	110
Acres	1.2040	1.2040	1.2040	1.2040	1.2040	
Land100%	7370	8030	8030	8030	4140	8040
Bldg100%					0	
Totl100%	7370t	8030t	8030t	8030t	4140t	8040t
Cauv100%	2290	4140	4140	4140		4150
Tax Value:						
Land 35%	800	1450	1450	1450	1450	2810
Bldg 35%						0
Totl 35%	800t	1450t	1450t	1450t	1450t	2810t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	32.94	54.94	53.28	53.20	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	1994-04-22	FETTER TODD M & AUDRA D	3WD	5600	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	HULL CASSANDRA JO ETAL	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

Project	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 CAUV # 3489  
2810 ( 35%) 1450

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460030.0000-v082020R