MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460030.0000 AGR
A56 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 1.204A
EAST 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	1.2040	1.2040	1.2040	1.2040	1.2040			
Land100%	8030	8030	8030	8030		8030	11660	11670
Bldg100%				0				
Totl100%	8030t	8030t	8030t	8030t		8030t	11660t	11670t
Cauv100%	4140	4140	4140	4140		8030	11660	3650
Tax Value:								
Land 35%	1450	1450	1450	1450		1450	1280	4080
Bldg 35%								0
Totl 35%	1450t	1450t	1450t	1450t		1450t	1280t	4080t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	54.94	53.28	53.20	53.20	53.20			
Cauv Sav	73.22	51.52	49.96	49.90				
Sp-Asmnt	8.55	18.02	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		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
2022	800	0	800	32.94
2021	800	0	800	34.76

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% 1.0500

Tab #		S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF	MILFORD SILTY CLAY	.9787	10010	9800	3680	3600
W 26	MF	MILFORD SILTY CLAY	.2253	8320	1870	230	50
			1.204		11670	(100%)	3650
					4080	(35%)	1280

CAUV # 3489

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

30-460030.0000-v082020R