

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460077.0000
A132

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 PT SW COR 13 .98A
COURTRIGHT REAR	2QC
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	.9800	.9800	.9800	.9800	
Land100%	6290	6860	6860	6860	6850
Bldg100%					0
Totl100%	6290t	6860t	6860t	6860t	6850t
Cauv100%	2060	3630	3630	3630	3620
Tax Value:					
Land 35%	720	1270	1270	1270	2400
Bldg 35%					0
Totl 35%	720t	1270t	1270t	1270t	2400t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	29.64	48.12	46.66	46.60	
Cauv Sav	60.90	42.80	41.50	41.44	
Sp-Asmnt	6.38	7.97	17.22	17.22	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
297	2	2007-08-06	F5 LAND COMPANY LLC	2QC *	0	2340	0
317	2	1994-04-22	FETTER TODD M & AUDRA D	2WD	7900	3000	0
1046	1	1989-12-08		1UN *	0	2910	0
319	0	1987-04-30			27800	0	710

Year	Land	Bldg	Total	Net Tax
2021	720	0	720	31.28
2020	720	0	720	31.72

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

COURTRIGHT 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	.6205	6900	4280	3800	2360
C 50	WE	WESTLAND	CLAY	LOAM	.2666	7650	2040	4060	1080
W 26	MF	MILFORD	SILTY	CLAY	.0929	5740	530	1910	180

0.98 6850 (100%) 3620 CAUV # 3489
2400 (35%) 1270

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460077.0000-v082020R