

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460084.0000  
A142

COM  
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 47.32 — a/r

2022 CLEMONS ELBERT & ETTI	1997-07-11
2023 CLEMONS ELBERT & ETTI	1997-07-11
2024 CLEMONS ELBERT & ETTI	1997-07-11
2025 JW ROHRS LAND LLC	2024-12-23 PT NW 1/4 NW 1/4 24 .28A
104 E COTTONWOOD	2WD
MCGUFFEY OH 45859	\$90,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	400	400
Acres	.2800	.2800	.2800	.2800	
Land100%	3600	4740	4740	4740	4740
Bldg100%	35060	47600	47600	0	
Totl100%	38660t	52340t	52340t	4740t	4740t
Cauvl00%					
Tax Value:					
Land 35%	1260	1660	1660	1660	1660
Bldg 35%	12270	16660	16660	16660	0
Totl 35%	13530t	18320t	18320t	1660t	1660t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	556.80	694.08	673.04	78.56	
Sp-Asmnt	62.71	76.61	94.14	27.81	

2026 JW ROHRS LAND LLC	2025-06-02
104 E COTTONWOOD	1CT
MCGUFFEY OH 45859	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
244	1	2025-06-02	JW ROHRS LAND LLC	1CT *	0	4740	47600
573	2	2024-12-23	JW ROHRS LAND LLC	2WD	90000	4740	47600
399	2	1997-07-11	CLEMONS ELBERT & ETTIA M	2WD	13281	4090	21970
89	2	1997-03-14	FERGUSON JAMES D & DEBOR	2QC *	0	4090	21970

Year	Land	Bldg	Total	Net Tax
2021	1260	12270	13530	587.82
2020	1260	12270	13530	595.72

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	

104 E COTTONWOOD ST 45859

PUB PAVED ST/RD

Neighborhood:  
Code: 3000  
Dwl/Gar/NC% .8700

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		60.00	200	113	70	79	4740	4740

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460084.0000-v082020R