

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460085.0000
A141

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 .23A
114 COTTONWOOD	2WD
MCGUFFEY OH 45859	\$90,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	400	400
Acres	.2300	.2300	.2300	.2300	
Land100%	3000	3940	3940	3940	3950
Bldg100%					0
Totl100%	3000t	3940t	3940t	3940t	3950t
Cauvl00%					
Tax Value:					
Land 35%	1050	1380	1380	1380	1380
Bldg 35%					0
Totl 35%	1050t	1380t	1380t	1380t	1380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	43.22	52.28	50.70	65.30	
Sp-Asmnt	7.18	8.13	16.83	16.83	

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
243	1	2025-06-02	JW ROHRS LAND LLC	1CT *	0	3940	0
573	2	2024-12-23	JW ROHRS LAND LLC	2WD	90000	3940	0
399	2	1997-07-11	CLEMONS ELBERT & ETTIA M	2WD	13281	3400	0
89	2	1997-03-14	FERGUSON JAMES D & DEBOR	2QC *	0	3400	0

Year	Land	Bldg	Total	Net Tax
2021	1050	0	1050	45.60
2020	1050	0	1050	46.24

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

114 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
		50.00	200	113	70	79	3950	3950

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460085.0000-v082020R