

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460086.0000
A140

COM
2025

sale

2022 BURTON TONI M	2013-12-24	
2023 BURTON TONI M	2013-12-24	
2024 BURTON TONI M	2013-12-24	
2025 JW ROHRS LAND LLC 108 E COTTONWOOD	2024-12-02 PT NW 1/4 NW 1/4 LOT 4 4 2WD .28A	\$20,000
MCGUFFEY OH 45859		

Eff Rate:-	45.44	41.45	40.13	47.32	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	400	400
Acres	.2800	.2800	.2800	.2800	
Land100%	3600	4740	4740	4740	4740
Bldg100%					0
Totl100%	3600t	4740t	4740t	4740t	4740t
Cauvl00%					
Tax Value:					
Land 35%	1260	1660	1660	1660	1660
Bldg 35%					0
Totl 35%	1260t	1660t	1660t	1660t	1660t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	51.86	62.88	61.00	78.56	
Sp-Asmnt	7.81	8.97	17.80	17.80	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
537	2	2024-12-02	JW ROHRS LAND LLC	2WD	20000	4740	0
564	5	2013-12-24	BURTON TONI M	5CC *	0	5170	0
6	8	2011-01-05	JOSEPH RONALD	8CC *	0	4000	0
552	8	1996-09-06	BURTON TONI	8ED *	31000	2800	0
	0	1987-02-19			7783	0	5030

Year	Land	Bldg	Total	Net Tax
2021	1260	0	1260	54.76
2020	1260	0	1260	55.48

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

108	E COTTONWOOD ST	45859
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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: 30-460086.0000-v082020R