

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460087.0000
A139

COM
2025

sale

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

2022 MILLER RITCHIE K & LO	2017-06-20
2023 MILLER RITCHIE K & LO	2017-06-20
2024 MILLER RITCHIE K & LO	2017-06-20
2025 JW ROHRS LAND LLC	2024-02-05 PT NW 1/4 NW 1/4 24 .33A
110 E COTTONWOOD	1WD
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	400	400
Acres	.6600	.6600	.6600	.6600	
Land100%	4260	5600	5600	5600	5610
Bldg100%				0	
Totl100%	4260t	5600t	5600t	5600t	5610t
Cauvl00%					
Tax Value:					
Land 35%	1490	1960	1960	1960	1960
Bldg 35%					0
Totl 35%	1490t	1960t	1960t	1960t	1960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	61.34	74.26	72.02	92.74	
Sp-Asmnt	10.51	11.87	18.86	18.86	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
60	1	2024-02-05	JW ROHRS LAND LLC	1WD *	0	5600	0
283	1	2017-06-20	MILLER RITCHIE K & LOU AN	1WD	3000	6110	0
564	5	2013-12-24	BURTON TONI M	5OC *	0	12140	0
6	8	2011-01-05	JOSEPH RONALD	8CC *	0	9400	0
552	8	1996-09-06	BURTON TONI	8ED	31000	6710	0
0		1987-02-19		*	7783	0	2910

Year	Land	Bldg	Total	Net Tax
2021	1490	0	1490	64.74
2020	1490	0	1490	65.60

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

110 E COTTONWOOD ST 45859

PUB ELECTRIC
PUB GAS
PUB WATER
PUB PAVED ST/RD

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		71.00	200	113	70	79	5610	5610

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

Call Back:

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

30-460087.0000-v082020R