MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460087.0000 COM
A139 2026

sale

2023	MILLER RITCHIE K & LO	2017-06-20	
2024	MILLER RITCHIE K & LO	2017-06-20	
2025	JW ROHRS LAND LLC	2024-02-05	
2026	JW ROHRS LAND LLC	2024-02-05	PT NW 1/4 NW 1/4 24
	110 E COTTONWOOD	1WD	
		$0	
	MCGUFFEY OH 45859		

2028	ROHRS FAMILY INVESTMENT	2026-09-30	
	110 E COTTONWOOD	9WD	
	MCGUFFEY OH 45859		

Eff Rate: – 41.45 — 40.13 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	500	500	400	400	400	400	400
Acres	.6600	.6600	.6600	.6600			
Land100%	5600	5600	5600	5600	5600	6740	6730
Bldg100%				0			
Totl100%	5600t	5600t	5600t	5600t	5600t	6740t	6730t
Cauv100%							
Tax Value:							
Land 35%	1960	1960	1960	1960	1960	2360	2360
Bldg 35%							0
Totl 35%	1960t	1960t	1960t	1960t	1960t	2360t	2360t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	74.26	72.02	92.74	92.74			
Sp-Asmnt	11.87	18.86	18.86	18.86			

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
461	9	2026-09-30	ROHRS FAMILY INVESTMENTS	9WD	*	0	5600	0
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	5QC	*	0	12140	0
6	8	2011-01-05	JOSEPH RONALD	8QC	*	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
2022	1490	0	1490	61.34
2021	1490	0	1490	64.74

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

Neighborhood:

Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		71.00	200	113	70	79	5610	6730

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

30-460087.0000-v082020R