

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

11:46 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460087.0000
A139

COM
2025

sale		2022 MILLER RITCHIE K & LO	2017-06-20	Tax Year	2022	2023	2024	2025	CAMA
		2023 MILLER RITCHIE K & LO	2017-06-20	Prop Cls	500	500	500	400	400
		2024 MILLER RITCHIE K & LO	2017-06-20	Acres	.6600	.6600	.6600	.6600	
		2025 JW ROHRS LAND LLC	2024-02-05 PT NW 1/4 NW 1/4 24	Land100%	4260	5600	5600	5600	6730
		110 E COTTONWOOD	1WD	Bldg100%				0	
		MCGUFFEY OH 45859	\$0	Totl100%	4260t	5600t	5600t	5600t	6730t
				Cauv100%					
				Tax Value:					
				Land 35%	1490	1960	1960	1960	2360
				Bldg 35%					0
				Totl 35%	1490t	1960t	1960t	1960t	2360t
				Hmstd35%					
				Owner 0c					
				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	50C *	0	12140	0
6	8	2011-01-05	JOSEPH RONALD	80C *	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

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

PUB ELECTRIC PUB GAS PUB WATER PUB PAVED ST/RD Neighborhood: Code: 4444 Dwl/Gar/NC% 1.2000 lot/hmsite% 1.2000 res-ag:lnld% 1.2000 ag-t:c/p/w% 1.2000 ag-t:other% 1.2000 ag:outbldg% 1.2000										
	front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
			71.00	200	113	70	79	5610	6730	