

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

10:37 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460088.0000

COM
2024

2021 BURTON TONI M		PT NW4 NW4 S4 .117A	Ltr Rate: 47.98 — 45.44 — 41.45 — 46.99 — a/r					
2022 BURTON TONI M	Tax Year 2021		2022	2023	2024	2024	2025	CAMA
2023 BURTON TONI M	Prop Cls 500		500	500	500	500	400	400
2024 BURTON TONI M	Acres .1170		.1170	.1170	.1170			
E COTTONWOOD	Land100%		340	600	600	600	600	590
	\$0	Bldg100%			0			
		Totl100%	340t	600t	600t	600t	600t	590t
		Cauv100%						
		Tax Value:						
	Orig Tax Year 2022	Land 35%	120	210	210	210	210	210
	Parent: 30-460089.0000	Bldg 35%						0
		Totl 35%	120t	210t	210t	210t	210t	210t
		Hmstd35%						
2025 JW ROHRS LAND LLC	2024-12-02	Owner 0c						
E COTTONWOOD	2WD	Hmstd RB						
		Net Tax	4.94	7.96	7.70			
		Sp-Asmnt			12.13			

8-22-2022 this parcel was a split back in 2013 but was not broken out at that time.									
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
537	2	2024-12-02	JW ROHRS LAND LLC	2WD	20000	600	0		
229	4	2014-06-04	KARFIT FRANKLIN R III	4WD	30000	0	0		
p r o j e c t						ben acres	/ %	factor	
902	MAIN DISTRICT CONSERVANCY			XA/2024					
910	COTTONWOOD CONSERVANCY			XA/2024					

E COTTONWOOD

Neighborhood:										
Code:	3000									
Dwl/Gar/NC%	.8700									
		small acreage	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
			.1170				5000	5000	590	590
		30-460088_0000-v082020R								