

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460089.0000  
A138

AGR  
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 KARFIT FRANKLIN R III	2014-06-04
2023 JW ROHRS LAND LLC	2022-06-15
2024 JW ROHRS LAND LLC	2022-06-15
2025 JW ROHRS LAND LLC	2022-06-15
COTTONWOOD	2022-06-15 PT NW 1/4 NW 1/4 24
	1WD 5.67A
	\$50,300

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	110	110	110	110	110
Acres	5.6700	5.6700	5.6700	5.6700	
Land100%	30110	32910	32910	32910	32910
Bldg100%					0
Totl100%	30110t	32910t	32910t	32910t	32910t
Cauv100%	10260	17660	17660	17660	17670
Tax Value:					
Land 35%	3590	6180	6180	6180	11520
Bldg 35%					0
Totl 35%	3590t	6180t	6180t	6180t	11520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	147.76	234.14	227.04	226.72	
Cauv Sav	286.00	202.30	196.18	195.92	
Sp-Asmnt	25.99	33.50	36.80	36.80	

2018 DUPLICATE COMBINED PARCELS  
304600260000 3.779A  
304600780000 1.022A  
304600900000 .328A  
304601140000 .213A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
301	1	2022-06-15	JW ROHRS LAND LLC	1WD	50300	25200	0
60	1	2022-02-02	NC HOLDINGS 1 LLC	1WD	50000	25200	0
229	4	2014-06-04	KARFIT FRANKLIN R III	4WD	30000	12310	0
564	5	2013-12-24	BURTON TONI W	4QC *	0	12310	0
6	8	2011-01-05	JOSEPH RONALD	8QC *	0	9540	0
552	8	1996-09-06	BURTON TONI	8ED	31000	6800	0
0		1987-02-19		*	7783	0	2800

Year	Land	Bldg	Total	Net Tax
2021	8820	0	8820	383.20
2020	8820	0	8820	388.34

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

COTTONWOOD ST

PUB PAVED ST/RD

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

Tab #	S O I L	Acres	Mkt/Ac	Market	Au/Ac	Cauv
C 26	MF MILFORD SILTY CLAY	2.0900	6900	14420	3800	7940
C 20	KBA KIBBIE LOAM, 0-3% S	2.8030	6570	18420	3460	9700
51	WSTL WASTE LAND	.5940	120	70	50	30
980	ROAD ROAD	.1830				

5.67 32910 (100%) 17670 CAUV # 4243  
11520 ( 35%) 6180

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460089.0000-v082020R