MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460089.0000 COM
A138 2026

sale

2023 JW ROHRS LAND LLC	2022-06-15	
2024 JW ROHRS LAND LLC	2022-06-15	
2025 JW ROHRS LAND LLC	2022-06-15	
2026 JW ROHRS LAND LLC	2022-06-15 PT NW 1/4 NW 1/4 24	
COTTONWOOD	1WD 5.67A	
	$50,300	

2028 ROHRS FAMILY INVESTMENT	2026-09-30	
COTTONWOOD	9WD	

Eff Rate: – 41.45 — 40.13 — 40.08 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	110	110	110	110	0	110	400	400
Acres	5.6700	5.6700	5.6700	5.6700	5.6700			
Land100%	32910	32910	17660	17660		32910	32910	19920
Bldg100%				0				
Totl100%	32910t	32910t	17660t	17660t		32910t	32910t	19920t
Cauv100%	17660	17660	32910	32910		32910	32910	
Tax Value:								
Land 35%	6180	6180	6180	6180		6180	6970	6970
Bldg 35%								0
Totl 35%	6180t	6180t	6180t	6180t		6180t	6970t	6970t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	234.14	227.04	226.72	226.72	226.72			
Cauv Sav	286.00	202.30	196.18	195.92				
Sp-Asmnt	33.50	36.80	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
461	9	2026-09-30	ROHRS FAMILY INVESTMENTS	9WD	*	0	17660	0
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	KAREIT FRANKLIN R III	4WD		30000	12310	0
564	5	2013-12-24	BURTON TONI M	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
2022	3590	0	3590	147.76
2021	8820	0	8820	383.20

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			

COTTONWOOD ST

PUB PAVED ST/RD

Neighborhood:
Code: 3000
Dwl/Gar/NC% 1.0500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
road	.1830							
small acreage	5.4870				5000	3630	19920	19920

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