MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510017.0000 RES
A123 2026

sale

2023 JW ROHRS LAND LLC	2022-05-13	
2024 JW ROHRS LAND LLC	2022-05-13	
2025 BURTON TONI M	2024-12-02	
2026 BURTON TONI M	2024-12-02	MC GUFFEYS 3RD 17-18
102-104 KENTON	2WD	
	$5,340	
MCGUFFEY OH 45859		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	5600	5600	5600	5600		5600	6490	6480
Bldg100%				0				
Totl100%	5600t	5600t	5600t	5600t		5600t	6490t	6480t
Cauv100%								
Tax Value:								
Land 35%	1960	1960	1960	1960		1960	2270	2270
Bldg 35%								0
Totl 35%	1960t	1960t	1960t	1960t		1960t	2270t	2270t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	74.26	72.02	71.92	71.92	71.92			
Sp-Asmnt	12.05	18.94	18.94	18.94				

Mobile Home Acct: 30-0087 Title: 33-00206506
1976 Victorian Owner: Cathy L Stebleton 104 Railroad st
305100180000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
536	2	2024-12-02	BURTON TONI M	2WD	5340	5600	0
232	2	2022-05-13	JW ROHRS LAND LLC	2QC *	0	4200	0
303	3	2013-06-17	ROHRS LEASING LLC	3WD	9900	8400	6430
574	2	2012-12-18	FIRST FEDERAL BANK OF MID	2SH	8000	8400	6430
265	2	2002-05-28	HOSAFRAS MARK & MARILYN	2SD	27900	6400	9230
307	2	1999-06-02	DILLS ROBERT M & BETTY L	1WD	25000	6400	6110
836	2	1995-09-05	KEARNS CLARA	2WD	20000	6400	6110
230	3	1995-03-31	UMPHRESS ERMA	CT *	0	6400	6110

Year	Land	Bldg	Total	Net Tax
2022	1470	0	1470	60.50
2021	1470	0	1470	63.86

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

102 - 104 KENTON ST 45859

PUB ELECTRIC
PUB GAS
PUB WATER
PUB ALLEY

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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		80.00	150	100	81	81	6480	6480

Call Back: Sign: PSN Date: 2015-05-18 Lister: