

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

06:11 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510017.0000
A123

RES
2024

2021 ROHRS LEASING LLC		2013-06-17	Eff Rate:- 47.98 — 45.44 — 41.45 — 40.13 — a/r					
2022 ROHRS LEASING LLC		2013-06-17	Tax Year	2021	2022	2023	2024	CAMA
2023 JW ROHRS LAND LLC		2022-05-13	Prop Cls	500	500	500	500	500
2024 JW ROHRS LAND LLC		2022-05-13	Acres					
102-104 KENTON		2022-05-13 MC GUFFEYS 3RD 17-18	Land100%	4200	4200	5600	5600	5600
MCGUFFEY OH 45859		2QC	Bldg100%				0	
		\$0	Totl100%	4200t	4200t	5600t	5600t	5600t
			Cauv100%					
			Tax Value:					
			Land 35%	1470	1470	1960	1960	1960
			Bldg 35%					0
			Totl 35%	1470t	1470t	1960t	1960t	1960t
			Hmstd35%					
			Owner 0c					
			Hmstd RB					
			Net Tax	63.86	60.50	74.26	72.02	
			Sp-Asmnt	6.64	10.63	12.05	18.94	
2025 BURTON TONI M		2024-12-02						
102-104 KENTON		2WD						
MCGUFFEY OH 45859								

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					
2020	1470	0	1470	64.74					
2019	1400	0	1400	56.86					
p r o j e c t						ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024					
910	COTTONWOOD CONSERVANCY			XA/2024					
514	*MCGUFFEY LIGHTS			XV/2024					

102 - 104 KENTON ST 45859

PUB ELECTRIC PUB GAS PUB WATER PUB ALLEY										
Neighborhood:		front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
Code:				80.00	150	100	70	70	5600	5600
Dwl/Gar/NC%										
3000										
.8700										

Call Back: Sign: PSN Date: 2015-05-18 Lister: 30-510017.0000-v082020R