

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510017.0000
A123

RES
2025

sale

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

2022 ROHRS LEASING LLC	2013-06-17
2023 JW ROHRS LAND LLC	2022-05-13
2024 JW ROHRS LAND LLC	2022-05-13
2025 BURTON TONI M 102-104 KENTON	2024-12-02 MC GUFFEYS 3RD 17-18 2WD
MCGUFFEY OH 45859	\$5,340

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	4200	5600	5600	5600	5600
Bldg100%				0	
Totl100%	4200t	5600t	5600t	5600t	5600t
Cauvl00%					
Tax Value:					
Land 35%	1470	1960	1960	1960	1960
Bldg 35%				0	0
Totl 35%	1470t	1960t	1960t	1960t	1960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	60.50	74.26	72.02	71.92	
Sp-Asmnt	10.63	12.05	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:bdg
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
2021	1470	0	1470	63.86
2020	1470	0	1470	64.74

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% .8700

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		80.00	150	100	70	70	5600	5600

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