MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460004.0000 EXM
C26 2026

sale

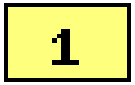
2023 VILLAGE OF MCGUFFEY
2024 VILLAGE OF MCGUFFEY
2025 VILLAGE OF MCGUFFEY
2026 VILLAGE OF MCGUFFEY PT SE 1/4 14 .50A
120 W RAILROAD ST
$0
MCGUFFEY OH 45859

Eff Rate:- 48.27 46.99 47.32 47.32 a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	640	640	640	640	640	640	640
Acres	.5000	.5000	.5000	.5000			
Land100%	6000	6000	6000	6000	6000	6000	6000
Bldg100%	8660	8660	8660	8660	8660	8660	8670
Totl100%	14660t	14660t	14660t	14660t	14660t	14660t	14670t
Cauv100%							
Tax Value:							
Land 35%	2100	2100	2100	2100	2100	2100	2100
Bldg 35%	3030	3030	3030	3030	3030	3030	3030
Totl 35%	5130t	5130t	5130t	5130t	5130t	5130t	5130t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax							
Sp-Asmnt	4.61	14.97	14.97	14.97			

Year	Land	Bldg	Total	Net Tax
2022	2100	3010	5110	0.00
2021	2100	3010	5110	0.00

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



120 W RAILROAD ST 45859

PUB PAVED ST/RD

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

	Bldg	Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Pole	Build		75X42	3150	11.01	C	1990AV	34680	.75		8670

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	.5000						6000	6000

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-460004.0000-v082020R