

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460039.0000  
B55

EXM  
2025

sale

2022 VILLAGE OF MCGUFFEY  
2023 VILLAGE OF MCGUFFEY  
2024 VILLAGE OF MCGUFFEY  
2025 VILLAGE OF MCGUFFEY  
402-404 COURTRIGHT

PARKS 1-2

\$0

MCGUFFEY OH 45859

Eff Rate:- 44.43 — 48.27 — 46.99 — 47.32 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	640	640	640	640	640
Acres					
Land100%	20000	12740	12740	12740	12750
Bldg100%	223170	220830	220830	220830	220820
Totl100%	243170t	233570t	233570t	233570t	233570t
Cauvl00%					
Tax Value:					
Land 35%	7000	4460	4460	4460	4460
Bldg 35%	78110	77290	77290	77290	77290
Totl 35%	85110t	81750t	81750t	81750t	81750t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax					
Sp-Asmnt	28.50	28.50	64.61	64.61	

304600560000

Year	Land	Bldg	Total	Net Tax
2021	7000	78110	85110	0.00
2020	7000	78110	85110	0.00

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

3

4

1

2

402 - 404 COURTRIGHT ST 45859

PUB PAVED ST/RD

Neighborhood:  
Code: 3000  
Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 POSTOFFICE	10	FtxFt	Area	Cond	Value	Dpr	Dpr	Value
2 WATERTOWE			3444	1940AV	245560	.65		85950
3 Shelter			50000	1940AV	297500	.80		59500
4 VAC STATI		24X36	864	1985AV	10370	.80		2070
5 Paving		34X27	918	2004AV	63000	.80		12600
6 WATERTOWE			4000	1940AV	6000	.80		1200
			50000	1940AV	297500	.80		59500

front lot	acres/ frontage	effective frontage	depth depth	actual factor	effective rate	extended value	true value
	150.00	316	121	70	85	12750	12750

Call Back: Sign: PSN Date: 2015-05-01 Lister:

30-460039.0000-v082020R