

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460080.0000
C48

RES
2025

sale

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

2022 PORT GREGORY D TRUSTE	2021-03-02
2023 S&S AFFORDABLES LLC	2022-08-30
2024 S&S AFFORDABLES LLC	2022-08-30
2025 S&S AFFORDABLES LLC	2022-08-30 FLYNNS SUB 8
405 MARION	2WD
MCGUFFEY OH 45859	\$20,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	6800	9110	9110	9110	9120
Bldg100%					0
Totl100%	6800t	9110t	9110t	9110t	9120t
Cauvl100%					
Tax Value:					
Land 35%	2380	3190	3190	3190	3190
Bldg 35%					0
Totl 35%	2380t	3190t	3190t	3190t	3190t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	97.94	120.86	117.18	117.02	
Sp-Asmnt	11.17	13.52	23.10	895.52	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
432	2	2022-08-30	S&S AFFORDABLES LLC	2WD	20000	6800	0
81	2	2021-03-02	PORT GREGORY D TRUSTEE	2CT *	0	6800	0
178	2	2020-04-24	ALLOWAY BRENDA	2AF *	0	6490	0
490	2	2018-10-05	ALLOWAY BRIAN & BRENDA FO	2WD	54200	6490	0
484	1	2018-10-04	VANHOOSE TONY	1WD	1000	6490	0
353	1	2018-08-30	MOORE HAZARD	1AF *	0	6490	0
600	1	2009-12-30	MOORE HAZARD & NORMA JEAN	1SD	9000	6370	0
277	1	2009-09-14	COLE HAM ETAL	1AF *	0	6370	140

Year	Land	Bldg	Total	Net Tax
2021	2380	0	2380	103.42
2020	2380	0	2380	104.80

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				
910 COTTONWOOD CONSERVANCY				
514 *MCGUFFEY LIGHTS				
552 DELQ WATER MCGUFFEY CORP				
625 DELQ SEWER - MCGUFFEY				

405 MARION ST 45859

PUB GRAVEL ST/RD
Topo: STEEP
Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

acres/	effective	depth	depth	actual	effective	extended	true
frontage	frontage	depth	factor	rate	rate	value	value
front lot	120.00	177	108	70	76	9120	9120

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-460080.0000-v082020R