

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460094.0000
C137

EXM
2025

sale

2022 USV BOARD OF EDUCATIO	2000-06-19	
2023 USV BOARD OF EDUCATIO	2000-06-19	
2024 USV BOARD OF EDUCATIO	2000-06-19	
2025 USV BOARD OF EDUCATION	2000-06-19	MC GUFFEY LANDS 14 .471A
300 W SOUTH	1WD	
MCGUFFEY OH 45859	\$0	

Eff Rate:-	44.43	48.27	46.99	47.32	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	650	650	650	650	650
Acres	.4700	.4700	.4700	.4700	
Land100%	4230	5290	5290	5290	5290
Bldg100%					0
Totl100%	4230t	5290t	5290t	5290t	5290t
Cauvl00%					
Tax Value:					
Land 35%	1480	1850	1850	1850	1850
Bldg 35%					0
Totl 35%	1480t	1850t	1850t	1850t	1850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax					
Sp-Asmnt	8.49	9.57	18.56	18.56	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
258	1	2000-06-19	USV BOARD OF EDUCATION	1WD *	0	6630	15110
246	1	1995-04-04	SECURED EQUITY INVESTMEN	1DD *	0	5400	17310
1004	1	1991-12-05		1UN *	12000	0	24230
769	1	1991-09-23		1UN *	0	0	24230

Year	Land	Bldg	Total	Net Tax
2021	1480	0	1480	0.00
2020	1480	0	1480	0.00

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025
910	COTTONWOOD CONSERVANCY			XA/2025
514	*MCGUFFEY LIGHTS			XV/2025

300 W SOUTH ST 45859

PUB PAVED ST/RD

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

site value	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	.4700				11250		5290	5290