MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460099.0000 COM
C04 2026

sale

2023 NEW YORK CENTRAL LINE	1999-09-14	
2024 NEW YORK CENTRAL LINE	1999-09-14	
2025 NEW YORK CENTRAL LINE	1999-09-14	
2026 NEW YORK CENTRAL LINES	1999-09-14	RR R/W NOT USED IN
	QC	OPERATIONS 3.15A
	$0	

Eff Rate:– 48.27 — 46.99 — 47.32 — 47.32 — a/r

Tax Year	2023	2024	2025	2026	2026	2027	CAMA
Prop Cls	400	400	400	400	400	400	400
Acres	3.1500	3.1500	3.1500	3.1500			
Land100%	7890	7890	7890	7890	7890	9460	9460
Bldg100%				0			
Totl100%	7890t	7890t	7890t	7890t	7890t	9460t	9460t
Cauv100%							
Tax Value:							
Land 35%	2760	2760	2760	2760	2760	3310	3310
Bldg 35%							0
Totl 35%	2760t	2760t	2760t	2760t	2760t	3310t	3310t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax	133.22	129.68	130.60	130.60			
Sp-Asmnt	17.52	26.92	26.92	26.92			

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
532	0	1999-09-14	NEW YORK CENTRAL LINES L	QC *	0	0	0

Year	Land	Bldg	Total	Net Tax
2022	1660	0	1660	73.76
2021	1660	0	1660	76.90

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
136	COONEY - SCIOTO	XA/2025		
514	*MCGUFFEY LIGHTS	XV/2025		
910	COTTONWOOD CONSERVANCY	XA/2025		

Neighborhood:	
Code:	4444
Dwl/Gar/NC%	1.2000
lot/hmsite%	1.2000
res-ag:lnd%	1.2000
ag-t:c/p/w%	1.2000
ag-t:other%	1.2000
ag:outbldg%	1.2000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
site value	3.1500				5000		7880	9460

Call Back: Sign: PSN Date: 2015-06-29 Lister:

30-460099.0000-v082020R