MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470003.0000 EXM
B65 2026

sale

2023 TRSTES MCGUFFEY FREEW
2024 TRSTES MCGUFFEY FREEW
2025 TRSTES MCGUFFEY FREEW
2026 TRSTES MCGUFFEY FREEWIL ORIG 3
205 COURTRIGHT
$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	685	685	685	685	685	685	685
Acres							
Land100%	2290	2290	2290	2290	2290	2630	2640
Bldg100%	18800	18800	18800	18800	18800	18800	18790
Totl100%	21090t	21090t	21090t	21090t	21090t	21430t	21430t
Cauv100%							
Tax Value:							
Land 35%	800	800	800	800	800	920	920
Bldg 35%	6580	6580	6580	6580	6580	6580	6580
Totl 35%	7380t	7380t	7380t	7380t	7380t	7500t	7500t
Hmstd35%							
Owner Oc							
Hmstd RB							
Net Tax							
Sp-Asmnt	4.99	16.75	16.75	16.75			

Year	Land	Bldg	Total	Net Tax
2022	1250	6270	7520	0.00
2021	1250	6270	7520	0.00

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

1

205 COURTRIGHT ST 45859

PUB ALLEY

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	CHURCH		56X26	1456	51.62	C	1900GD	75160	.75		18790

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	81	66	2640	2640

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470003.0000-v082020R