

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470007.0000  
B85

RES  
2025

sale

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

2022 TILTON BRANDON S & AP	2021-07-08
2023 TILTON BRANDON S & AP	2021-07-08
2024 TILTON BRANDON S & AP	2021-07-08
2025 TILTON BRANDON S & APRI	2021-07-08 ORIG 7
100 COLUMBUS ST	1SD
ALGER OH 45812	\$4,900

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	1710	2290	2290	2290	2280
Bldg100%					0
Totl100%	1710t	2290t	2290t	2290t	2280t
Cauvl00%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%					0
Totl 35%	600t	800t	800t	800t	800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	24.68	30.30	29.38	29.34	
Sp-Asmnt	5.96	6.54	14.83	14.83	

2026 RITCHEY DONALD A & KARL	2025-03-11
100 COLUMBUS ST	1SD
ALGER OH 45812	

apt 301 not livable							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
97	1	2025-03-11	RITCHEY DONALD A & KARLA	1SD	5000	2290	0
324	1	2021-07-08	TILTON BRANDON S & APRIL	1SD	4900	1710	3800
246	1	2019-06-13	DAVIS JAMIE & JESSICA A	1WD	500	1630	3060
453	1	2016-11-17	VILLAGE OF MCGUFFEY	1WD *	0	2490	12170
610	1	1999-10-07	FRY TRUMAN D	1WD	4000	2910	11140

Year	Land	Bldg	Total	Net Tax
2021	600	0	600	26.06
2020	600	1330	1930	84.98

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

100 COLUMBUS ST 45812

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

acres/	effective	depth	depth	actual	effective	extended	true
frontage	frontage	factor	rate	rate	rate	value	value
front lot	40.00	100	81	70	57	2280	2280

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470007.0000-v082020R