MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470007.0000 RES
B85 2026

sale

2023	TILTON BRANDON S & AP	2021-07-08
2024	TILTON BRANDON S & AP	2021-07-08
2025	TILTON BRANDON S & AP	2021-07-08
2026	TILTON BRANDON S & APRI	2021-07-08 ORIG 7
	100 COLUMBUS ST	1SD
		$4,900
	ALGER OH 45812	

2027	RITCHEY DONALD A & KARL	2025-03-11
	100 COLUMBUS ST	1SD
	ALGER OH 45812	

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%				0				
Totl100%	2290t	2290t	2290t	2290t		2290t	2630t	2640t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%								0
Totl 35%	800t	800t	800t	800t		800t	920t	920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	30.30	29.38	29.34	29.34	29.34			
Sp-Asmnt	6.54	14.83	14.83	14.83				

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
2022	600	0	600	24.68
2021	600	0	600	26.06

project			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% 1.0500

	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:

30-470007.0000-v082020R