MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470049.0000 RES
B25 2026

sale

2023 BOECHER STEPHEN F	2014-05-13	
2024 BOECHER STEPHEN F	2014-05-13	
2025 CLARK STEVEN A & THER	2024-05-16	
2026 CLARK STEVEN A & THERES	2024-05-16	ORIG 49
EAST	3WD	
	$12,000	

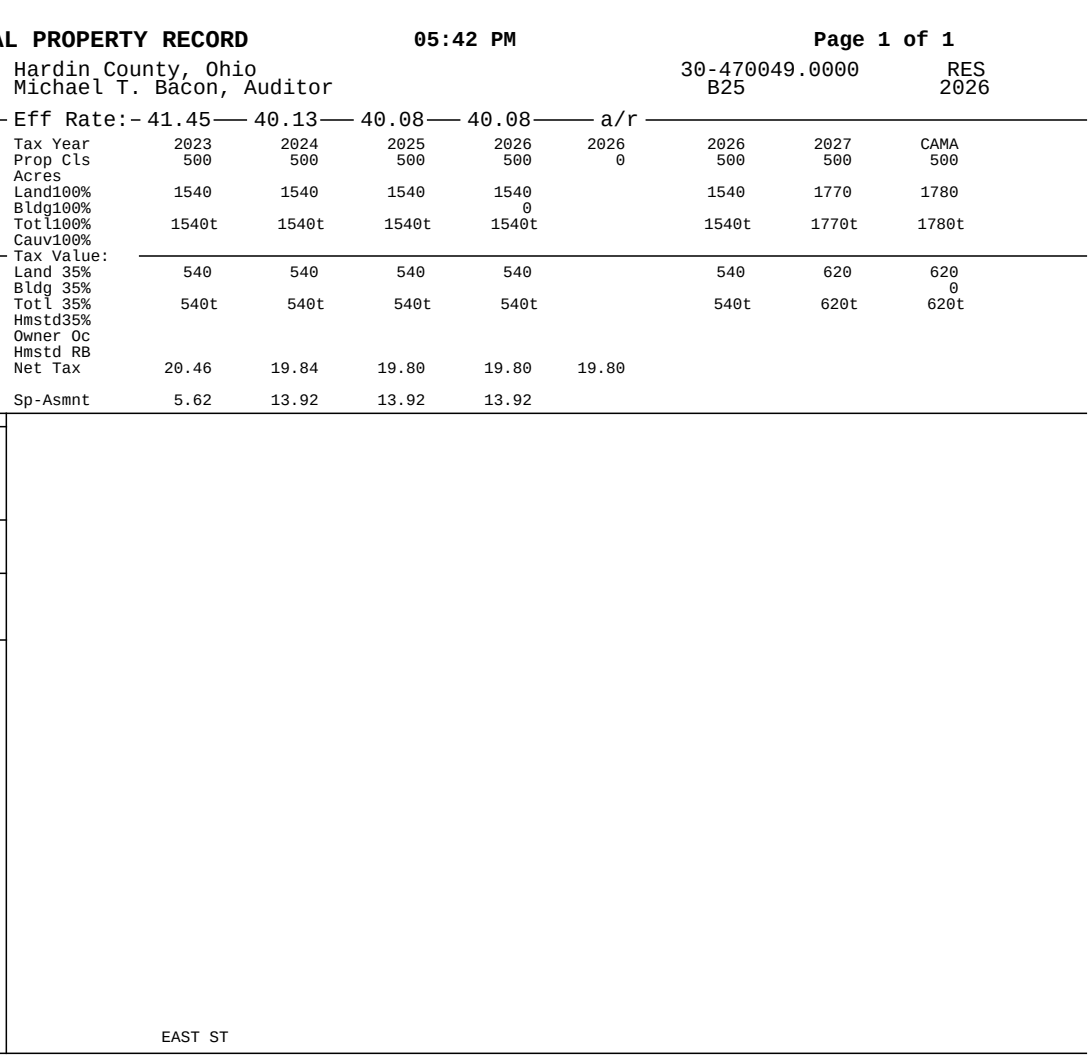
Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	1540	1540	1540	1540		1540	1770	1780
Bldg100%				0				
Totl100%	1540t	1540t	1540t	1540t		1540t	1770t	1780t
Cauv100%								
Tax Value:								
Land 35%	540	540	540	540		540	620	620
Bldg 35%								0
Totl 35%	540t	540t	540t	540t		540t	620t	620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	20.46	19.84	19.80	19.80	19.80			
Sp-Asmnt	5.62	13.92	13.92	13.92				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
190	3	2024-05-16	CLARK STEVEN A & THERESA	3WD		12000	1540	0
181	3	2014-05-13	BOECHER STEPHENF	3WD		7000	1660	0
512	3	2006-12-20	HOWARD CHAD H	3WD	*	0	1230	0
503	3	1993-06-11	HOWARD RUTH ANN	3WD	*	0	800	0
662	0	1987-08-04			*	0	0	800

Year	Land	Bldg	Total	Net Tax
2022	410	0	410	16.86
2021	410	0	410	17.80

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



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	12.5000	27.00	100	81	81	66	1780	1780

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470049.0000-v082020R