

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470055.0000
B13

RES
2025

sale

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

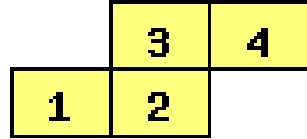
2022 NULLINS LON	2005-09-26
2023 NULLINS LON	2005-09-26
2024 NULLINS LON	2005-09-26
2025 NULLINS LON	2005-09-26 PT SW 1/4 S13
RAILROAD	1QC
	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	.3100	.3100	.3100	.3100	
Land100%	940	1540	1540	1540	1550
Bldg100%	2400	2400	2400	2400	2400
Totl100%	3340t	3940t	3940t	3940t	3950t
Cauv100%					
Tax Value:					
Land 35%	330	540	540	540	540
Bldg 35%	840	840	840	840	840
Totl 35%	1170t	1380t	1380t	1380t	1380t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	48.14	52.28	50.70	50.64	
Sp-Asmnt	7.54	8.15	16.89	16.89	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
359	1	2005-09-26	NULLINS LON	1QC *	0	2710	2200
769	1	1997-12-19	MULLINS LON & ROBYN	1QC	8000	2710	5400
157	9	1997-04-23	BEAMAN W & H FAMILY	LIMI 9QC *	0	2710	5400

Year	Land	Bldg	Total	Net Tax
2021	330	840	1170	50.82
2020	330	840	1170	51.52

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



RAILROAD ST

PUB PAVED ST/RD

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

Bldg Type	SHB+Cons	DixHt	Unit	Replace	Phy Dpr	Fnc Dpr	True Value
1 POTATO-F	*SV 1	100X31	3100	OLD/AV 1000			1000
2 Lean-To	*SV 1	100X19	1900	OLD/AV 1000			1000
3 CNPY	*SV 0	18X38	684	OLD/FR 200			200
4 Shed	*SV	12X18	216	OLD/AV 200			200
small acreage	acres/ frontage	effective frontage	depth factor	actual rate	effective rate	extended value	true value
	.3100			5000	5000	1550	1550

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470055.0000-v082020R