MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470055.0000 RES
B13 2026

sale

2023 NULLINS LON	2005-09-26	
2024 NULLINS LON	2005-09-26	
2025 NULLINS LON	2005-09-26	
2026 NULLINS LON	2005-09-26	PT SW 1/4 S13
RAILROAD	1QC	
	$0	
2028 HOWARD ANGELA S	2026-09-29	
RAILROAD	3QC	

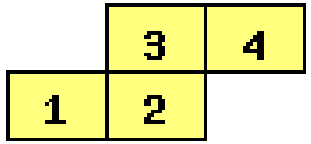
Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	.3100	.3100	.3100	.3100	.3100			
Land100%	1540	1540	1540	1540		1540	1540	1550
Bldg100%	2400	2400	2400	2400		2400	2400	2400
Totl100%	3940t	3940t	3940t	3940t		3940t	3940t	3950t
Cauv100%								
Tax Value:								
Land 35%	540	540	540	540		540	540	540
Bldg 35%	840	840	840	840		840	840	840
Totl 35%	1380t	1380t	1380t	1380t		1380t	1380t	1380t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	52.28	50.70	50.64	50.64	50.64			
Sp-Asmnt	8.15	16.89	16.89	16.89				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
458	3	2026-09-29	HOWARD ANGELA S	3QC	*	0	1540	2400
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
2022	330	840	1170	48.14
2021	330	840	1170	50.82

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% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	.3100				5000	5000	1550	1550

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