

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480008.0000
A14

RES
2025

sale

2022 BENJI LLC	2021-04-13
2023 BENJI LLC	2021-04-13
2024 BENJI LLC	2021-04-13
2025 BENJI LLC	2021-04-13 MC GUFFEYS 1ST E 1/2 7-9
MAIN ST	3WD
	\$25,050

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	3940	5260	5260	5260	5250
Bldg100%					0
Totl100%	3940t	5260t	5260t	5260t	5250t
Cauvl00%					
Tax Value:					
Land 35%	1380	1840	1840	1840	1840
Bldg 35%					0
Totl 35%	1380t	1840t	1840t	1840t	1840t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	56.78	69.72	67.58	67.50	
Sp-Asmnt	8.17	9.51	18.52	18.52	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
135	3	2021-04-13	BENJI LLC	3WD	25050	3940	0
363	3	2004-07-11	CLAY HARRY	3CT *	0	5710	0
568	1	2001-11-07	CLAY HARRY & DORTIS G	1QC	6000	3830	0
567	4	2001-11-07	CONLEY LARENCE ETAL	4FD	1400	3830	0
480	4	2001-11-07	CONLEY LARENCE ETAL	4AF *	0	3830	0
165	4	2001-04-11	CONLEY LARENCE ETAL	4AF *	0	3830	0
222	4	2000-06-01	CONLEY LARENCE ETAL	4AF *	0	3830	0
45	5	1999-02-03	CONLEY LARENCE ETAL	5CT *	0	3140	0

Year	Land	Bldg	Total	Net Tax
2021	1380	0	1380	59.96
2020	1380	0	1380	60.76

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

MAIN ST

PUB SIDEWALK

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

acres/	effective	depth	depth	actual	effective	extended	true
frontage	frontage	depth	factor	rate	rate	value	value
front lot	75.00	150	100	70	70	5250	5250

Call Back: Sign: PSN Date: 2015-05-08 Lister:

30-480008.0000-v082020R