MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480033.0000 RES
B21 2026

sale

2023 DYE MICHAEL E	2016-07-29	
2024 FORD RUSHA	2023-06-08	
2025 FORD RUSHA	2023-06-08	
2026 FORD RUSHA	2023-06-08	MC GUFFEYS 1ST 35
307 MAIN ST	2QC	
	$0	
MCGUFFEY OH 45859		

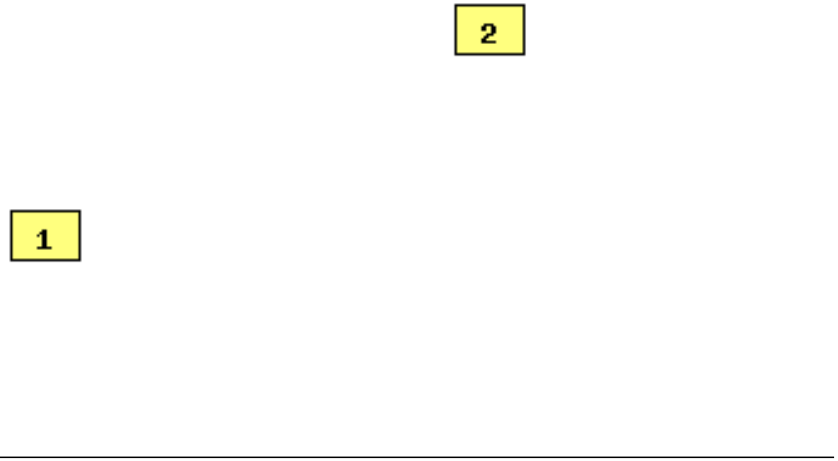
Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	4140	4140	4140	4140		4140	4140	4150
Totl100%	7660t	7660t	7660t	7660t		7660t	8200t	8200t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	1450	1450	1450	1450		1450	1450	1450
Totl 35%	2680t	2680t	2680t	2680t		2680t	2870t	2870t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	101.54	98.46	98.34	98.34	98.34			
Sp-Asmnt	11.99	21.49	21.49	21.49				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
238	2	2023-06-08	FORD RUSHA	2QC	*	0	2630	2290
326	2	2016-07-29	DYE MICHAEL E	2QC	*	0	3800	2740
310	2	2016-07-15	FORD BRADLEY	2QC	*	0	3800	2740
60	2	2012-02-16	FORD BRADLEY W & RUSHA L	2WD		10000	3800	2740
453	2	2010-09-29	SPRADLIN RICHARD	2WD		8000	3230	4570
373	2	2010-09-28	SCHWEMER MARK B	2AD	*	0	3230	4570
243	2	2010-07-01	STATE OF OHIO	2	*	0	3230	4570
172	2	2008-05-07	STONE ELWOOD ETAL	2WD	*	0	3030	4510
331	3	1998-07-31	STONE ELWOOD & ANTOINETT	3SD	*	0	2290	3630
89	3	1997-02-24	SCHEER ROBERT J SR & EST	3WD		35000	2290	3630
432	3	1996-09-20	HICKS LOIS L ETAL	3CT	*	0	2310	3400
1106	3	1995-11-08	CLICK EARL	3CT	*	0	2310	3400

Year	Land	Bldg	Total	Net Tax
2022	920	800	1720	70.78
2021	920	800	1720	74.72

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Garage		24X24	576		C	1982FR	13820	.70		4150
2	Shed	*PP	10X10	0			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-480033.0000-v082020R