

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480033.0000
B21

RES
2025

sale

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

2022 DYE MICHAEL E	2016-07-29
2023 DYE MICHAEL E	2016-07-29
2024 FORD RUSHA	2023-06-08
2025 FORD RUSHA	2023-06-08 MC GUFFEYS 1ST 35
307 MAIN ST	2QC
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	2290	4140	4140	4140	4150
Totl100%	4910t	7660t	7660t	7660t	7650t
Cauvl00%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	800	1450	1450	1450	1450
Totl 35%	1720t	2680t	2680t	2680t	2680t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	70.78	101.54	98.46	98.34	
Sp-Asmnt	9.21	11.99	21.49	21.49	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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	SCHREER 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
2021	920	800	1720	74.72
2020	920	800	1720	75.74

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

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EAST ST

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
1 Garage		24X24	576	C	1982FR	13820	.70	4150
2 Shed	*PP	10X10	0		OLD/	0		0
front lot		effective frontage	depth	actual factor	effective rate	extended value	true value	
		50.00	150	100	70	3500	3500	

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