

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480042.0000
A63

RES
2025

sale

2022 WBML PROPERTIES LLC	2015-10-08
2023 WBML PROPERTIES LLC	2015-10-08
2024 WBML PROPERTIES LLC	2015-10-08
2025 WBML PROPERTIES LLC	2015-10-08 MC GUFFEYS 2ND 34
EAST	2WD
	\$8,000

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%	2110	2800	2800	2800	2800
Bldg100%				0	
Totl100%	2110t	2800t	2800t	2800t	2800t
Cauvl00%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%					0
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	
Sp-Asmnt	6.24	6.93	15.47	15.47	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
529	2	2015-10-08	WBML PROPERTIES LLC	2WD	8000	3030	0
243	2	2012-06-18	CUNNINGHAM STE	2WD *	0	3030	0
206	2	2012-05-17	CUNNINGHAM THELMA	2WD	5500	3030	0
42	2	2012-02-01	FEDERAL NATIONAL MORTGAGE	2SH	33461	3030	0
498	2	2004-08-12	HOSAFROS MARK & MARILYN	2WD	10000	2570	0
261	2	2004-05-11	BANK ONE NA	2DD	20000	2570	0
94	2	1999-03-02	HARP DANIEL A	2QC *	0	1510	0
515	1	1991-07-01		1UN *	29900	0	1600
648	0	1986-08-15			25500	0	800

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

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

EAST ST

PUB ALLEY

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

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		40.00	150	100	70	70	2800	2800

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480042.0000-v082020R