MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480042.0000 RES
A63 2026

sale

2023 WBML PROPERTIES LLC	2015-10-08	
2024 WBML PROPERTIES LLC	2015-10-08	
2025 WBML PROPERTIES LLC	2015-10-08	
2026 WBML PROPERTIES LLC	2015-10-08	MC GUFFEYS 2ND 34
EAST	2WD	
	$8,000	

2028 LOTZ GRACE	2026-05-19	
EAST	2WD	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%				0				
Totl100%	2800t	2800t	2800t	2800t		2800t	3230t	3240t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%								0
Totl 35%	980t	980t	980t	980t		980t	1130t	1130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	37.12	36.00	35.96	35.96	35.96			
Sp-Asmnt	6.93	15.47	15.47	15.47				

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
162	2	2026-05-19	LOTZ GRACE	2WD		43000	2800	0
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
2022	740	0	740	30.44
2021	740	0	740	32.16

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% 1.0500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

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