MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480062.0000 RES
A25 2026

sale

2023 HENDERSON GERALDINE	2019-09-24	
2024 HENDERSON GERALDINE	2019-09-24	
2025 HENDERSON GERALDINE	2019-09-24	
2026 HENDERSON GERALDINE	2019-09-24	MC GUFFEYS 2ND 14
513 PAMELIA ST	1AD	S PT 13
	$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%	3860	3860	3860	3860		3860	4460	4460
Bldg100%	5170	5170	5170	5170		5170	5170	5180
Totl100%	9030t	9030t	9030t	9030t		9030t	9630t	9640t
Cauv100%								
Tax Value:								
Land 35%	1350	1350	1350	1350		1350	1560	1560
Bldg 35%	1810	1810	1810	1810		1810	1810	1810
Totl 35%	3160t	3160t	3160t	3160t		3160t	3370t	3370t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	119.72	116.08	115.94	115.94	115.94			
Sp-Asmnt	1828.44	23.19	23.19	23.19				

304800770000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
345	1	2019-09-24	HENDERSON GERALDINE	1AD *	0	2740	17060
486	1	2018-12-05	STATE OF OHIO FORFEITED L	1CO *	0	2740	17060
70	1	2009-03-05	HOLBROOK J B	1WD *	10000	4090	37140
465	1	2008-09-12	WELLS FARGO BANK NA	1DD *	33334	3860	36800
703	1	2000-12-04	BAILEY JOHN & NORMA	1SD	38000	3510	31090
193	2	1995-03-20	SHALDEY JOHN W JR	2DD *	0	0	30710
528	1	1994-06-17	SHADLEY JOHN W JR	1QC *	0	0	30710

Year	Land	Bldg	Total	Net Tax
2022	1010	1220	2230	91.78
2021	1010	1220	2230	96.88

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

513 PAMELIA ST 45859

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
2	Garage		24X30	720		C	1983FR	17280	.70		5180

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	150	100	81	81	4460	4460

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480062.0000-v082020R