

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

12:02 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480062.0000
A25

RES
2025

Sale		Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r						
2022 HENDERSON GERALDINE	2019-09-24	Tax Year	2022	2023	2024	2025	2025	CAMA
2023 HENDERSON GERALDINE	2019-09-24	Prop Cls	599	599	599	599	599	599
2024 HENDERSON GERALDINE	2019-09-24	Acres						
2025 HENDERSON GERALDINE	2019-09-24	MC GUFFEYS 2ND 14	Land100%	2890	3860	3860	3860	4460
513 PAMELIA ST	1AD S PT 13		Bldg100%	3490	5170	5170	5170	5180
MCGUFFEY OH 45859	\$0		Totl100%	6370t	9030t	9030t	9030t	9640t
			Cauv100%					
			Tax Value:					
			Land 35%	1010	1350	1350	1350	1560
			Bldg 35%	1220	1810	1810	1810	1810
			Totl 35%	2230t	3160t	3160t	3160t	3370t
			Hmstd35%					
			Owner Oc					
			Hmstd RB					
			Net Tax	91.78	119.72	116.08	115.94	115.94
			Sp-Asmnt	14.31	1828.44	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					
2021	1010	1220	2230	96.88					
2020	1010	7470	8480	373.36					
p r o j e c t					ben acres		/	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2025					
910	COTTONWOOD CONSERVANCY			XA/2025					
514	*MCGUFFEY LIGHTS			XV/2025					

PUB ALLEY		Bldg Type		SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Neighborhood:		2		Garage	FtxFt	720	Rate	C	Cond	Value	Dpr	Dpr	Value
Code:		3000			24X30				1983FR	17280	.70		5180
Dwl/Gar/NC%		1.0500			acres/	effective	depth	depth	actual	effective	extended		true
				front lot	frontage	55.00	150	factor	rate	rate	value		value
									81	81	4460		4460