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