

MARION TWP  
MCGUFFEY CORP

00290

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	
2023	HENDERSON GERALDINE	2019-09-24	
2024	HENDERSON GERALDINE	2019-09-24	
2025	HENDERSON GERALDINE	2019-09-24	MC GUFFEYS 2ND 14
	513 PAMELIA ST		1AD S PT 13
	MCGUFFEY OH 45859	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	2890	3860	3860	3860	3850
Bldg100%	3490	5170	5170	5170	5180
Totl100%	6370t	9030t	9030t	9030t	9030t
Cauvl00%					
Tax Value:					
Land 35%	1010	1350	1350	1350	1350
Bldg 35%	1220	1810	1810	1810	1810
Totl 35%	2230t	3160t	3160t	3160t	3160t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	91.78	119.72	116.08	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

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% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
2 Garage		FtxFt	Area	Grade	Cond Value	Dpr Dpr	Value
		24X30	720	C	1983FR 17280	.70	5180
front lot	acres/ frontage	effective	depth	depth	actual	effective	extended
		frontage	depth	factor	rate	rate	value
		55.00	150	100	70	70	3850
							3850

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