

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480070.0000
A08

RES
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 WBML PROPERTIES LLC	2013-08-08
2023 WBML PROPERTIES LLC	2013-08-08
2024 WBML PROPERTIES LLC	2013-08-08
2025 WBML PROPERTIES LLC	2013-08-08 MC GUFFEYS 2ND 6
103 KENTON ST	IAD
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	18940	42770	42770	42770	42760
Totl100%	21060t	45570t	45570t	45570t	45560t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	6630	14970	14970	14970	14970
Totl 35%	7370t	15950t	15950t	15950t	15950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	303.30	604.30	585.98	585.16	
Sp-Asmnt	44.17	69.06	86.52	86.52	

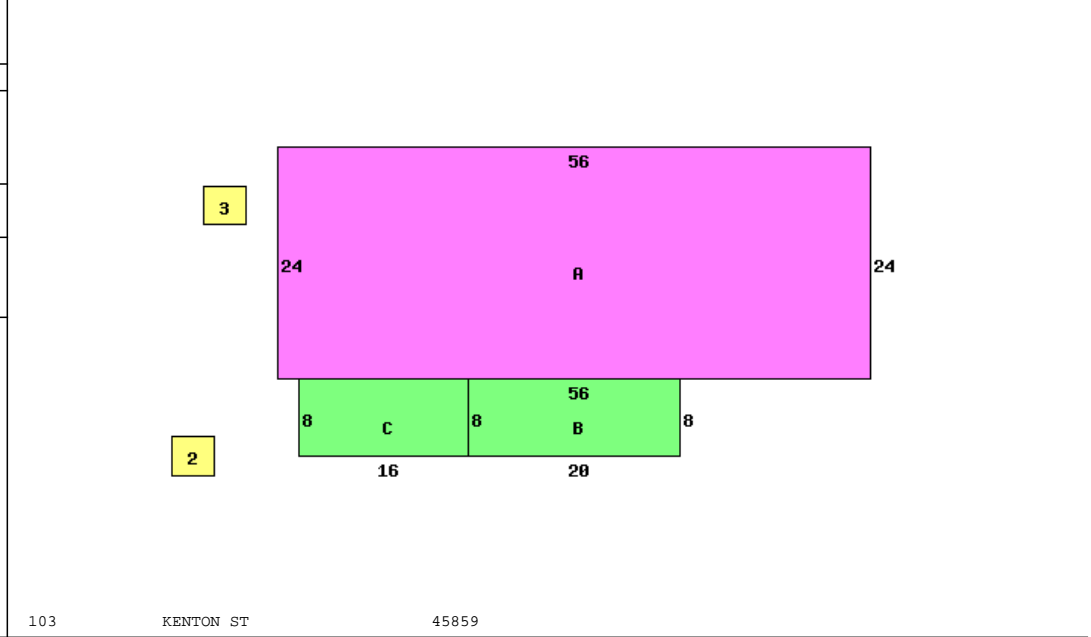
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1344			
	OFF	P		160	4800	b	PORCH
	DK	P		128	1920	c	PORCH

L/C DONALD & MERLE DEWITT 6-9-2015 \$42,500

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
368	1	2013-08-08	WBML PROPERTIES LLC	IAD *	0	3030	23910
255	1	2013-06-07	STATE OF OHIO	IAD *	0	3030	23910
381	1	2001-07-31	PLAIN SERVICE INC	ISD	2650	2540	10430
1135	1	1994-12-07	KOHLI RONALD E & JUDITH	IWD *	3000	0	10000
1134	1	1994-12-07	KOHLI RONALD E & JUDITH	IQC *	0	0	10000

Year	Land	Bldg	Total	Net Tax
2021	740	6630	7370	320.20
2020	740	6630	7370	324.50

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025
500 HARDIN COUNTY LANDFILL			XA/2025



Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main 1344 107720
Shingle	Subtotal 107720
	Roof GABLE
Panelled Wall	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	5
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
	Air Conditioning 2330
	Plumbing 2100
	Extra Features 6720
	Total Value 118870
	PUB ALLEY
	Neighborhood:
	Code: 3000
	Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True	
1 MH/REAL	1 F/C	24X56	1344		MHD	1981FR	95100	.38	.20	41040
2 Shed	*PP	8X8	64		OLD/	0				0
3 Shed		14X16	224		D	2017AV	2150	.20		1720
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
		40.00	150	100	70	70	2800	2800		

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480070.0000-v082020R