MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480078.0000 RES
A18 2026

sale

2023 BENJI LLC	2021-04-13	
2024 BENJI LLC	2021-04-13	
2025 BENJI LLC	2021-04-13	
2026 BENJI LLC	2021-04-13	MC GUFFEYS 1ST W PT 7
PAMELIA REAR	3WD	
	$25,050	

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%	600	600	600	600		600	600	610
Bldg100%	1000	1000	1000	1000		1000	1000	1000
Totl100%	1600t	1600t	1600t	1600t		1600t	1600t	1610t
Cauv100%								
Tax Value:								
Land 35%	210	210	210	210		210	210	210
Bldg 35%	350	350	350	350		350	350	350
Totl 35%	560t	560t	560t	560t		560t	560t	560t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	21.20	20.58	20.54	20.54	20.54			
Sp-Asmnt	5.69	13.98	13.98	13.98				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
135	3	2021-04-13	BENJI LLC	3WD	25050	630	1000
363	3	2014-07-11	CLAY HARRY	3CT *	0	860	1000

Year	Land	Bldg	Total	Net Tax
2022	220	350	570	23.46
2021	220	350	570	24.76

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

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PAMELIA ST REAR

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
1	STOR/LOFT	*SV 0	30X48	1440			OLD/FR	1000			1000

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
rear lot		47.00	48	52	25	13	610	610

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480078.0000-v082020R