

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490001.0000
C12

RES
2024

- sale

2021 CURL DUANE BRIAN JR &
2022 CURL DUANE BRIAN JR &
2023 CURL DUANE BRIAN JR &
2024 CURL DUANE BRIAN JR & H
W RAILROAD ST

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2019-10-09
2019-10-09
2019-10-09
2019-10-09 JOHN MC GUFFEYS 1
          5WD
$0

```

- Eff Rate: - 47.98 — 45.44 — 41.45 — 40.13 — a/r

$$-a/r$$

Tax Year	2021	2022	2023	2024
Prop CIs	500	500	500	500
Acres				
Land100%	2770	2770	3740	3740
Bldg100%				0
Totl100%	2770t	2770t	3740t	3740t
Cauv100%				
Tax Value:				
Land 35%	970	970	1310	1310
Bldg 35%				
Totl 35%	970t	970t	1310t	1310t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	42.14	39.92	49.64	48.12
Sp-Asmnt	4.94	6.92	7.91	16.56

CAMA
500
3730
3730t

- Tax Value:
Land 25%

Land	35%	970	970	1310	1310
Bldg	35%				
Totl	35%	970t	970t	1310t	1310t
Hmstd	35%				
Owner	0c				
Hmstd	RB				
Net Tax		42.14	39.92	49.64	48.12
Sp-Asmnt		4.94	6.92	7.91	16.56

1310
0
1310t

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
378		2019-10-09	CURL DUANE BRIAN JR & HEA	5WD *	0	2660	0
639	5	2000-11-01	MILLER MICHAEL W	5WD *	72000	3170	3970
417	5	2000-10-06	CONLEY MERIT MICHAEL	5QC *	0	3170	7800
604	0	1986-08-01			11500	0	1910

Year	Land	Bldg	Total	Net Tax
2020	970	0	970	42.70
2019	930	0	930	37.78

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024		
910 COTTONWOOD CONSERVANCY	XA/2024		
514 *MCGUFFEY LIGHTS	XV/2024		

W	RAILROAD ST	45812
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PUB PAVED ST/RD

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Neighborhood:
Code:          3000
Dwl/Gar/NC%   .8700
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	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.1300	54.00	144	98	70	69	3730	3730

Call Back: Sign: PSN Date: 2015-06-29 Lister:

30-490001.0000-v082020R