

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490001.0000  
C12

RES  
2025

sale

2022	CURL DUANE BRIAN JR &	2019-10-09	
2023	CURL DUANE BRIAN JR &	2019-10-09	
2024	CURL DUANE BRIAN JR &	2019-10-09	
2025	CURL DUANE BRIAN JR & H W RAILROAD ST	2019-10-09	JOHN MC GUFFEYS 1 5WD \$0

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	2770	3740	3740	3740	3730
Bldg100%					0
Totl100%	2770t	3740t	3740t	3740t	3730t
Cauvl100%					
Tax Value:					
Land 35%	970	1310	1310	1310	1310
Bldg 35%					0
Totl 35%	970t	1310t	1310t	1310t	1310t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	39.92	49.64	48.12	48.06	
Sp-Asmnt	6.92	7.91	16.56	16.56	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
378	5	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
2021	970	0	970	42.14
2020	970	0	970	42.70

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

W RAILROAD ST 45812

PUB PAVED ST/RD

Neighborhood:  
Code: 3000  
Dwl/Gar/NC% .8700

	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