MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490003.0000 RES
C10 2026

sale

2023 CURL DUANE BRIAN JR &	2019-10-09	
2024 CURL DUANE BRIAN JR &	2019-10-09	
2025 CURL DUANE BRIAN JR &	2019-10-09	
2026 CURL DUANE BRIAN JR & H	2019-10-09	JOHN MC GUFFEYS 3
W RAILROAD ST	5WD	
	$0	

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%	3740	3740	3740	3740		3740	4260	4270
Bldg100%	9060	9060	9060	9060		9060	7890	7890
Totl100%	12800t	12800t	12800t	12800t		12800t	12140t	12160t
Cauv100%								
Tax Value:								
Land 35%	1310	1310	1310	1310		1310	1490	1490
Bldg 35%	3170	3170	3170	3170		3170	2760	2760
Totl 35%	4480t	4480t	4480t	4480t		4480t	4250t	4260t
Hmstd35%								
Owner Oc	4.00	3.80	3.80	3.80	3.80			
Hmstd RB								
Net Tax	165.74	160.80	160.56	160.56	160.56			
Sp-Asmnt	17.33	27.59	27.59	27.59				

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	5400
639	5	2000-11-01	MILLER MICHAEL W	5WD	*	72000	3170	58710
417	5	2000-10-06	CONLEY MERIT MICHAEL	5QC	*	0	3170	58710
604	0	1986-08-01			*	11500	0	1910

Year	Land	Bldg	Total	Net Tax
2022	970	1890	2860	114.64
2021	970	1890	2860	121.02

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			
514 *MCGUFFEY LIGHTS	XV/2025			

1

W RAILROAD ST 45812

PUB PAVED ST/RD

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	Garage	F	35X24	840		C	1998AV	20160	.55		7890

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.1300	54.00	144	98	81	79	4270	4270

Call Back: Sign: PSN Date: 2015-06-29 Lister: 30-490003.0000-v082020R