

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490003.0000  
C10

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<br>W RAILROAD ST | 2019-10-09 | JOHN MC GUFFEYS 3<br>5WD<br>\$0 |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Eff Rate:- | 45.44  | 41.45  | 40.13  | 40.08  | a/r    |
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 599    | 599    | 599    | 599    | 599    |
| Acres      |        |        |        |        |        |
| Land100%   | 2770   | 3740   | 3740   | 3740   | 3730   |
| Bldg100%   | 5400   | 9060   | 9060   | 9060   | 7890   |
| Totl100%   | 8170t  | 12800t | 12800t | 12800t | 11620t |
| Cauvl00%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 970    | 1310   | 1310   | 1310   | 1310   |
| Bldg 35%   | 1890   | 3170   | 3170   | 3170   | 2760   |
| Totl 35%   | 2860t  | 4480t  | 4480t  | 4480t  | 4070t  |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   | 3.06   | 4.00   | 3.80   | 3.80   |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 114.64 | 165.74 | 160.80 | 160.56 |        |
| Sp-Asmnt   | 12.63  | 17.33  | 27.59  | 27.59  |        |

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 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 |
|------|------|------|-------|---------|
| 2021 | 970  | 1890 | 2860  | 121.02  |
| 2020 | 970  | 1890 | 2860  | 122.64  |

| 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% .8700

| Bldg Type | SHB+Cons        | DixHt              | Unit  | Blt/Renov    | Replace      | Phy Fnc        | True                |
|-----------|-----------------|--------------------|-------|--------------|--------------|----------------|---------------------|
| 1 Garage  | F               | 35X24              | Area  | Grade        | Cond Value   | Dpr Dpr        | Value               |
|           |                 |                    | 840   | C            | 1998AV 20160 | .55            | 7890                |
| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate  | effective rate | extended true value |
|           | 54.1300         | 54.00              | 144   | 98           | 70           | 69             | 3730 3730           |

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