

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

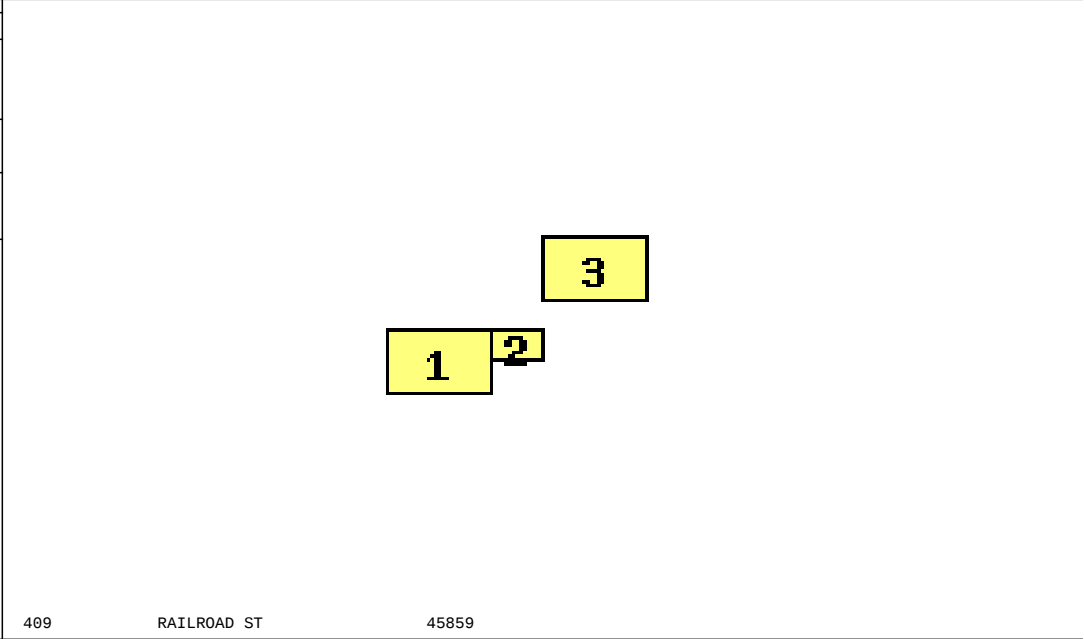
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C09

RES
2025

sale		Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r			
2022 CURL DUANE BRIAN JR &	2019-10-09	Tax Year	2022	2023	2024
2023 CURL DUANE BRIAN JR &	2019-10-09	Prop Cls	570	570	570
2024 CURL DUANE BRIAN JR &	2019-10-09	Acres			
2025 CURL DUANE BRIAN JR & H	2019-10-09 JOHN MC GUFFEYS 4	Land100%	2770	3740	3740
409 RAILROAD	5WD	Bldg100%		0	
	\$0	Totl100%	2770t	3740t	3740t
MCGUFFEY OH 45859		Cauv100%			
		Tax Value:			
		Land 35%	970	1310	1310
		Bldg 35%			
		Totl 35%	970t	1310t	1310t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	39.92	49.64	48.12
				48.06	
		Sp-Asmnt	6.92	7.91	16.56
				16.56	

MOBILE HOME ACCT: 30-0734 TITLE: 3300348663 1993 FAIRMONT									
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	0		
417	5	2000-10-06	CONLEY MERIT MICHAEL	5QC *	0	3170	0		
604	0	1986-08-01			11500	0	14710		
Year	Land	Bldg	Total	Net Tax					
2021	970	0	970	42.14					
2020	970	0	970	42.70					
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					



PUB PAVED ST/RD		409 RAILROAD ST 45859									
Neighborhood:		Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc
Code:		1 MH/LRE	*	FtxFt	980	Rate		Cond	Value	Dpr	Dpr
Dwl/Gar/NC%		2 P	*MH OFP	14X70	72			1993FR	0		
		3 Shed	*PP	6X12	80			1993AV	0		
				8X10				OLD/	0		
		front lot	acres/	effective	depth	depth	actual	effective	extended	true	
			frontage	frontage	144	factor	rate	rate	value	value	
			54.1300	54.00		98	70	69	3730	3730	