MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490004.0000 RES
C09 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 4
409 RAILROAD	5WD	
	$0	

MCGUFFEY OH 45859

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

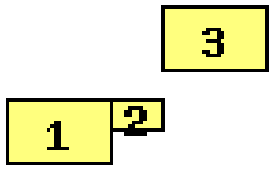
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	570	570	570	570	0	570	570	570
Acres								
Land100%	3740	3740	3740	3740		3740	4260	4270
Bldg100%				0				
Totl100%	3740t	3740t	3740t	3740t		3740t	4260t	4270t
Cauv100%								
Tax Value:								
Land 35%	1310	1310	1310	1310		1310	1490	1490
Bldg 35%								0
Totl 35%	1310t	1310t	1310t	1310t		1310t	1490t	1490t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	49.64	48.12	48.06	48.06	48.06			
Sp-Asmnt	7.91	16.56	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
2022	970	0	970	39.92
2021	970	0	970	42.14

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



409 RAILROAD ST 45859

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	MH/LRE	*	14X70	980			1993FR	0			0
2	P	*MH OFP	6X12	72			1993AV	0			0
3	Shed	*PP	8X10	80			OLD/	0			0

	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: 30-490004.0000-v082020R