

MARION TWP  
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

11:19 PM

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490008.0000  
C133

RES  
2024

|                             |  |            |                                                 |       |       |       |       |       |
|-----------------------------|--|------------|-------------------------------------------------|-------|-------|-------|-------|-------|
| 2021 JOHNS PEGGY L & ROSE   |  | 2009-06-30 | Eff Rate: - 47.98 — 45.44 — 41.45 — 40.13 — a/r |       |       |       |       |       |
| 2022 JOHNS PEGGY L & ROSE   |  | 2009-06-30 | Tax Year                                        | 2021  | 2022  | 2023  | 2024  | CAMA  |
| 2023 JOHNS PEGGY L & ROSE   |  | 2009-06-30 | Prop Cls                                        | 500   | 500   | 500   | 500   | 500   |
| 2024 JOHNS PEGGY L & ROSE M |  | 2009-06-30 | Acres                                           |       |       |       |       |       |
| WEST                        |  | 2009-06-30 | Land100%                                        | 4910  | 4910  | 6490  | 6490  | 6480  |
|                             |  | 4FD        | Bldg100%                                        |       |       |       | 0     |       |
|                             |  | \$53,000   | Totl100%                                        | 4910t | 4910t | 6490t | 6490t | 6480t |
|                             |  |            | Cauv100%                                        |       |       |       |       |       |
|                             |  |            | Tax Value:                                      |       |       |       |       |       |
|                             |  |            | Land 35%                                        | 1720  | 1720  | 2270  | 2270  | 2270  |
|                             |  |            | Bldg 35%                                        |       |       |       |       | 0     |
|                             |  |            | Totl 35%                                        | 1720t | 1720t | 2270t | 2270t | 2270t |
|                             |  |            | Hmstd35%                                        |       |       |       |       |       |
|                             |  |            | Owner 0c                                        |       |       |       |       |       |
|                             |  |            | Hmstd RB                                        |       |       |       |       |       |
|                             |  |            | Net Tax                                         | 74.72 | 70.78 | 86.02 | 83.40 |       |
|                             |  |            | Sp-Asmnt                                        | 7.20  | 9.19  | 10.78 | 19.90 |       |
| 2025 HASTINGS BRIAN         |  | 2024-08-09 |                                                 |       |       |       |       |       |
| WEST                        |  | 4EX        |                                                 |       |       |       |       |       |

| Sale#         | #p                        | sale date  | To                     | Type/Invalid? | Sale\$ | co:land | co:bldg |
|---------------|---------------------------|------------|------------------------|---------------|--------|---------|---------|
| 332           | 4                         | 2024-08-09 | HASTINGS BRIAN         | 4EX           | 60000  | 6490    | 0       |
| 262           | 5                         | 2009-06-30 | JOHNS PEGGY L & ROSE M | 4FD *         | 53000  | 7340    | 0       |
| 211           | 4                         | 2003-04-30 | CONLEY SADA            | 4AF *         | 0      | 6310    | 0       |
| 97            | 4                         | 2001-02-09 | CONLEY MERIT & SADA    | 4SD *         | 0      | 6260    | 0       |
| Year          | Land                      | Bldg       | Total                  | Net Tax       |        |         |         |
| 2020          | 1720                      | 0          | 1720                   | 75.74         |        |         |         |
| 2019          | 1640                      | 0          | 1640                   | 66.62         |        |         |         |
| p r o j e c t |                           |            |                        | ben acres     | / %    | factor  |         |
| 902           | MAIN DISTRICT CONSERVANCY |            |                        | XA/2024       |        |         |         |
| 910           | COTTONWOOD CONSERVANCY    |            |                        | XA/2024       |        |         |         |
| 514           | *MCGUFFEY LIGHTS          |            |                        | XV/2024       |        |         |         |

|  |  |         |  |  |  |
|--|--|---------|--|--|--|
|  |  | WEST ST |  |  |  |
|--|--|---------|--|--|--|

|               |  |       |            |           |                  |         |        |           |          |
|---------------|--|-------|------------|-----------|------------------|---------|--------|-----------|----------|
| PUB ALLEY     |  |       |            |           |                  |         |        |           |          |
| Neighborhood: |  |       |            |           |                  |         |        |           |          |
| Code:         |  | 3000  | acres/     | effective | depth            | depth   | actual | effective | extended |
| Dwl/Gar/NC%   |  | .8700 | frontage   | frontage  | 161              | 103     | rate   | rate      | value    |
|               |  |       | front lot  | 90.00     |                  |         | 70     | 72        | 6480     |
|               |  |       |            |           |                  |         |        |           | true     |
|               |  |       |            |           |                  |         |        |           | value    |
|               |  |       |            |           |                  |         |        |           | 6480     |
|               |  |       | Call Back: | Sign: PSN | Date: 2015-07-01 | Lister: |        |           |          |