MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490008.0000 RES
C133 2025

sale

2022	JOHNS PEGGY L & ROSE	2009-06-30
2023	JOHNS PEGGY L & ROSE	2009-06-30
2024	JOHNS PEGGY L & ROSE	2009-06-30
2025	HASTINGS BRIAN WEST	2024-08-09 BEAMANS 23 4EX $60,000

Eff Rate: – 45.44 — 41.45 — 40.13 — 40.08 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	4910	6490	6490	6490	6480
Bldg100%				0	
Totl100%	4910t	6490t	6490t	6490t	6480t
Cauv100%					
Tax Value:					
Land 35%	1720	2270	2270	2270	2270
Bldg 35%					0
Totl 35%	1720t	2270t	2270t	2270t	2270t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	70.78	86.02	83.40	83.28	
Sp-Asmnt	9.19	10.78	19.90	19.90	

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
2021	1720	0	1720	74.72
2020	1720	0	1720	75.74

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			

WEST ST

PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	161	103	70	72	6480	6480

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-490008.0000-v082020R