MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490016.0000 RES
C126 2026

sale

2023 BROWN CHADD E & LACEY	2021-05-05	
2024 BROWN CHADD E & LACEY	2021-05-05	
2025 BROWN CHADD E & LACEY	2021-05-05	
2026 BROWN CHADD E & LACEY J	2021-05-05	BEAMANS 16
WEST ST	2FD	
	$65,000	

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	500	500	0	500	500	500
Acres								
Land100%	4860	4860	4860	4860		4860	5570	5580
Bldg100%				0				
Totl100%	4860t	4860t	4860t	4860t		4860t	5570t	5580t
Cauv100%								
Tax Value:								
Land 35%	1700	1700	1700	1700		1700	1950	1950
Bldg 35%								0
Totl 35%	1700t	1700t	1700t	1700t		1700t	1950t	1950t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	64.40	62.46	62.38	62.38	62.38			
Sp-Asmnt	9.08	17.91	17.91	17.91				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
179	2	2021-05-05	BROWN CHADD E & LACEY J	2FD	65000	3660	0
23	2	2001-01-17	LEONARD NORMA L	2QC *	0	4690	0

Year	Land	Bldg	Total	Net Tax
2022	1280	0	1280	52.68
2021	1280	0	1280	55.60

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

WEST ST 45812

PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% 1.0500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	221	115	81	93	5580	5580

Call Back: Sign: PSN Date: 2015-07-01 Lister:

30-490016.0000-v082020R