

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500011.0000
C67

RES
2025

sale

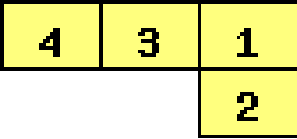
| | |
|------------------------------------|--------------------------------------|
| 2022 LIGHTNER MANHATTAN JA | 2016-11-01 |
| 2023 LIGHTNER MANHATTAN JA | 2016-11-01 |
| 2024 LIGHTNER MANHATTAN JA | 2016-11-01 |
| 2025 LIGHTNER MANHATTAN JACO NORTH | 2016-11-01 MC GUFFEYS HRS 2ND 26 3WD |
| | \$75,000 |

| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Eff Rate:- | 45.44 | 41.45 | 40.13 | 40.08 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 599 | 599 | 599 | 599 | 599 |
| Acres | | | | | |
| Land100% | 2430 | 3200 | 3200 | 3200 | 3200 |
| Bldg100% | 4830 | 7710 | 7710 | 7710 | 7710 |
| Totl100% | 7260t | 10910t | 10910t | 10910t | 10910t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 850 | 1120 | 1120 | 1120 | 1120 |
| Bldg 35% | 1690 | 2700 | 2700 | 2700 | 2700 |
| Totl 35% | 2540t | 3820t | 3820t | 3820t | 3820t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 104.54 | 144.72 | 140.34 | 140.14 | |
| Sp-Asmnt | 11.67 | 15.38 | 25.29 | 25.29 | |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 494 | 3 | 2016-11-01 | LIGHTNER MANHATTAN JACOB | 3WD | 75000 | 3510 | 3710 |
| 298 | 7 | 2007-08-07 | ROSTON JENNIFER LYNN | 7CT * | 0 | 2800 | 1570 |
| 962 | 2 | 1994-10-19 | ROLSTON STEVEN E & JENNI | 2WD * | 15000 | 0 | 6910 |
| 850 | 1 | 1991-10-21 | | 1WD | 25700 | 0 | 7200 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 850 | 1690 | 2540 | 110.36 |
| 2020 | 850 | 1690 | 2540 | 111.84 |

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



NORTH ST

PUB ALLEY
Neighborhood:
Code:
Dwl/Gar/NC%

3000
.8700

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|-------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|-----------------|
| 1 Pole Barn | | 24X42 | 1008 | Grade | Cond | Value | Dpr | Dpr |
| 2 Lean-To | | 27X38 | 1026 | C | OLD/AV | 12100 | .65 | 4240 |
| 3 Car Shed | | 10X20 | 200 | C | OLD/AV | 5750 | .65 | 2010 2 SIDE OPN |
| 4 Car Shed | | 16X20 | 320 | C | 1928AV | 1600 | .65 | 560 |
| | | | | | 1928AV | 2560 | .65 | 900 |
| front lot | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
| | 50.00 | 127 | 92 | 70 | 70 | 64 | 3200 | 3200 |