MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500011.0000 RES
C67 2026

sale

2023 LIGHTNER MANHATTAN JA	2016-11-01	
2024 LIGHTNER MANHATTAN JA	2016-11-01	
2025 LIGHTNER MANHATTAN JA	2016-11-01	
2026 LIGHTNER MANHATTAN JACO NORTH	2016-11-01 MC GUFFEYS HRS 2ND 26 3WD	
	$75,000	

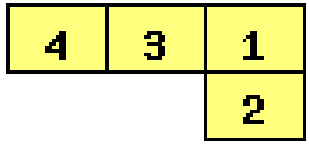
Eff Rate:- 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	3200	3200	3200	3200		3200	3740	3750
Bldg100%	7710	7710	7710	7710		7710	7710	7710
Totl100%	10910t	10910t	10910t	10910t		10910t	11460t	11460t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	1120	1120		1120	1310	1310
Bldg 35%	2700	2700	2700	2700		2700	2700	2700
Totl 35%	3820t	3820t	3820t	3820t		3820t	4010t	4010t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	144.72	140.34	140.14	140.14	140.14			
Sp-Asmnt	15.38	25.29	25.29	25.29				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	850	1690	2540	104.54
2021	850	1690	2540	110.36

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: 3000
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value	
1	Pole Barn		24X42	1008		C	OLD/AV	12100	.65		4240	
2	Lean-To		27X38	1026		C	OLD/AV	5750	.65		2010	2 SIDE OPN
3	Car Shed		10X20	200		C	1928AV	1600	.65		560	
4	Car Shed		16X20	320		C	1928AV	2560	.65		900	

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	127	92	81	75	3750	3750

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500011.0000-v082020R