MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500044.0000 RES
C78 2025

sale

2022	COLE DYLAN	2021-06-25
2023	COLE DYLAN	2021-06-25
2024	COLE DYLAN	2021-06-25
2025	COLE DYLAN	2021-06-25 MC GUFFEYS HRS 1ST 20-21
	200 BOWERS	1WD
		$20,000
	MCGUFFEY OH 45859	

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%	5260	7000	7000	7000	7000
Bldg100%	2690	4030	4030	4030	4030
Totl100%	7940t	11030t	11030t	11030t	11030t
Cauv100%					
Tax Value:					
Land 35%	1840	2450	2450	2450	2450
Bldg 35%	940	1410	1410	1410	1410
Totl 35%	2780t	3860t	3860t	3860t	3860t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	114.40	146.24	141.82	141.62	
Sp-Asmnt	14.70	17.83	25.44	25.44	

305000450000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
296	1	2021-06-25	COLE DYLAN	1WD	20000	5260	2690
6	8	2011-01-05	JOSEPH RONALD	8QC *	0	5940	2690
20	3	1995-01-06	BURTON TONI	3WD	10000	0	10710
	0	1987-02-19		*	7783	0	9510

Year	Land	Bldg	Total	Net Tax
2021	1840	940	2780	120.78
2020	1840	940	2780	122.40

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			

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200 BOWERS ST 45859

PUB UNIMPORTANT ST/RD

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

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Flat Barn		32X96	3072		D	OLD/FR	29490	.80	.50	2950
2	Flat Barn		28X40	1120		D	OLD/AV	10750	.80	.50	1080

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	150	100	70	70	7000	7000

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500044.0000-v082020R