

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500051.0000  
C89

RES  
2025

sale

2022 BAILEY PAUL J	2001-11-29
2023 BAILEY PAUL J	2001-11-29
2024 BAILEY WILLIAM J	2023-06-21
2025 BAILEY WILLIAM J	2023-06-21 MC GUFFEYS HRS 1ST W 1/2
203 W SOUTH ST	1WD 3
MCGUFFEY OH 45859	\$2,500

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	570	570	570	570	570
Acres					
Land100%	2290	3000	3000	3000	3000
Bldg100%				0	
Totl100%	2290t	3000t	3000t	3000t	3000t
Cauv100%					
Tax Value:					
Land 35%	800	1050	1050	1050	1050
Bldg 35%					0
Totl 35%	800t	1050t	1050t	1050t	1050t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	32.94	39.78	38.58	38.52	
Sp-Asmnt	2114.80	7.15	15.73	15.73	

MOBILE HOME ACCT: 30-0022 TITLE:33-00391970 1973 CONCORD

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
242	1	2023-06-21	BAILEY WILLIAM J	1WD	2500	2290	0
628	1	2001-11-29	BAILEY PAUL J	1ED	3500	2940	3660
275	1	1991-04-24		1UN *	2000	0	3510
952	1	1988-11-18		1UN *	0	3510	0

Year	Land	Bldg	Total	Net Tax
2021	800	0	800	34.76
2020	800	0	800	35.22

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

2

1

3

203 W SOUTH ST

PUB ALLEY

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
	*	FtxFt	Rate	Grade	Value	Dpr Dpr	Value
1 MH/LRE	0	12X56	672		1973PR	0	0
2 Shed	0	8X10	80		OLD/	0	0
3 P	0	8X10	0		OLD/FR	0	0

  

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		75.00	50	57	70	40	3000	3000

Call Back:

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

30-500051.0000-v082020R