MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500051.0000 RES
C89 2026

sale

2023 BAILEY PAUL J	2001-11-29	
2024 BAILEY WILLIAM J	2023-06-21	
2025 BAILEY WILLIAM J	2023-06-21	
2026 BAILEY WILLIAM J	2023-06-21 MC GUFFEYS HRS 1ST W 1/2	
203 W SOUTH ST	1WD 3	
	$2,500	
MCGUFFEY OH 45859		

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

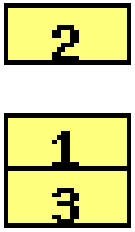
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	570	570	570	570	0	570	570	570
Acres								
Land100%	3000	3000	3000	3000		3000	3460	3450
Bldg100%				0				
Totl100%	3000t	3000t	3000t	3000t		3000t	3460t	3450t
Cauv100%								
Tax Value:								
Land 35%	1050	1050	1050	1050		1050	1210	1210
Bldg 35%								0
Totl 35%	1050t	1050t	1050t	1050t		1050t	1210t	1210t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	39.78	38.58	38.52	38.52	38.52			
Sp-Asmnt	7.15	15.73	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
2022	800	0	800	32.94
2021	800	0	800	34.76

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



203 W SOUTH ST

PUB ALLEY

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

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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	50	57	81	46	3450	3450

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-500051.0000-v082020R