

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500087.0000  
C25

RES  
2025

sale

2022	ESSINGER AMBER M	2016-06-29			
2023	ESSINGER AMBER M	2016-06-29			
2024	ESSINGER AMBER M	2016-06-29			
2025	ESSINGER AMBER M	2016-06-29	MCGUFFEY HEIRS 1ST ADDT		
	110 W RAILROAD		1CO S14 .139A		
	MCGUFFEY OH 45859	\$0			

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	.3350	.3350	.3350	.3350	
Land100%	2170	2890	2890	2890	2880
Bldg100%					0
Totl100%	2170t	2890t	2890t	2890t	2880t
Cauvl00%					
Tax Value:					
Land 35%	760	1010	1010	1010	1010
Bldg 35%					0
Totl 35%	760t	1010t	1010t	1010t	1010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	31.28	38.26	37.10	37.06	
Sp-Asmnt	4.29	5.02	15.51	15.51	

Orig Tax Year	2014
Parent:	30-500086.0000

3-28-2014 THIS HAD PARCELS 88 & 89 L/W THAT DID NOT GO IN THE TRANSFER SO I FIGURED THE TAXES ON THIS PARCEL AND MOVED THE \$822.26 IN PRIOR S/A & 2.20 IN CURRENT S/A. 759.49 PRIOR R/E & 114.32 IN CURRENT R/E TO 30-500088 WITH 30-500089 L/W THIS PARCEL OF LAND HAS A MOBILE HOME THAT IS OWNED BY SAUNDRA ESSINGER AND HER DAUGHTER, AMBER ESSINGER LIVES IN IT. AMBER OWNS THE LOT NEXT TO THIS. WHEN SHE PURCHASED HER LOT SHE WROTE THE DEED HERSELF AND PUT THE WRONG LEGAL DESCRIPTION ON IT. THEN CHAD VANVOORHIS BOUGHT THIS PARCEL AND PUT THE WRONG LEGAL DESCRIPTION ON IT. THEY REVERSED THE LEGAL DESCRIPTIONS ON THE DEEDS. I SPOKE WITH AMBER ESSINGER AND SHE IS AWARE OF THIS MIX UP AND WILL WORK ON GETTING IT CORRECTED. L.O. MOBILE HOME ACCT: 30-0002 TITLE: 60-01013536 2014 MANSION

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
271	1	2016-06-29	ESSINGER AMBER	1CO *	0	3110	0
94	1	2014-03-28	VANVOORHIS CHAD R	1WD	2000	2540	7770

Year	Land	Bldg	Total	Net Tax
2021	760	0	760	33.02
2020	760	0	760	33.48

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



110 W RAILROAD ST 45859

PUB PAVED ST/RD
Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True	
1 MH/LRE	*	FtxFt Area	Rate	Grade	Cond Value	Dpr Dpr	Value	
		14X48	0		2014AV	0	0	
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		40.00	160	103	70	72	2880	2880

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500087.0000-v082020R