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RES
2025

- Eff Rate: - 45.44 — 41.45 — 40.13 — 40.08 — a/r

2012-06-05
2012-06-05
2012-06-05
2012-06-05 MCGUFFEYS HEIRS 2ND ADDT
1WD .132A
\$3,800

Tax Year	2022	2023	2024	2025
Prop Cls	570	570	570	570
Acres	.1320	.1320	.1320	.1320
Land100%	1630	2170	2170	2170
Bldg100%				0
Tot1100%	1630t	2170t	2170t	2170t

CAMA
570
2170
2170t

Land 35%	570	760	760	760
Bldg 35%				
Totl 35%	570t	760t	760t	760t
Hmstd 35%				
Owner 0c				
Hmstd RB				
Net Tax	23.46	28.80	27.92	27.88
Sp-Asmnt	3.71	4.26	14.64	1870.93

Year	Land	Bldg	Total	Net Tax
2021	570	0	570	24.76
2020	570	0	570	25.08

project	ben acres	/ %	factor
514 *MCGUFFEY LIGHTS	XV/2025		
902 MAIN DISTRICT CONSERVANCY	XA/2025		
910 COTTONWOOD CONSERVANCY	XA/2025		
552 DELQ WATER MCGUFFEY CORP	XA/2025		
625 DELQ SEWER - MCGUFFEY	XA/2025		
591 VILLAGE OF MCGUFFY TRASH	XA/2025		

1
2
3

300 W RAILROAD ST 45859

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE	*	14X66	924		1974AV	0			0
2	P	*MH DK	10X10	100		1990AV	0			0
3	P	*MH DK		84		1990AV	0			0
4				0		OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	Shape / Si
front lot		155.00	39	50	70	35	5430	2170	

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