

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510065.0000
A71

RES
2025

sale

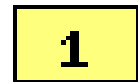
2022 BLAIS SHARON A & CARO	2020-01-21
2023 MUSSELMAN KELCY N	2022-08-25
2024 MUSSELMAN KELCY N	2022-08-25
2025 MUSSELMAN KELCY N	2022-08-25 MC GUFFEYS 3RD 65
EAST	2WD
	\$65,000

Eff Rate:-	45.44	41.45	40.13	40.08	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	599	599	599	599	599	599
Acres						
Land100%	2110	2800	2800	2800	2800	2800
Bldg100%	2200	4230	4230	4230	4230	4240
Totl100%	4310t	7030t	7030t	7030t	7030t	7040t
Cauv100%						
Tax Value:						
Land 35%	740	980	980	980	980	980
Bldg 35%	770	1480	1480	1480	1480	1480
Totl 35%	1510t	2460t	2460t	2460t	2460t	2460t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	62.12	93.20	90.38	90.26	90.26	
Sp-Asmnt	8.58	11.33	20.71	20.71		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
440	2	2022-08-25	MUSSELMAN KELCY N	2WD	65000	2110	2200
391	2	2022-08-19	HAMILTON CAROL S & SHARON	2QC *	0	2110	2200
21	2	2020-01-21	BLAIS SHARON A & CAROL HA	2WD *	0	2000	2200

Year	Land	Bldg	Total	Net Tax
2021	740	770	1510	65.60
2020	740	770	1510	66.48

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



EAST ST

PUB ALLEY

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 Garage		21X24	504	Rate	Grade Cond	Value Dpr Dpr	Value
		effective	depth	depth	actual	effective	extended
front lot	frontage	frontage	depth	factor	rate	rate	value
		40.00	150	100	70	70	2800
							2800

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-510065.0000-v082020R