

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	CAMA
Prop Cls	599	599	599	599	599
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	2200	4230	4230	4230	4240
Totl100%	4310t	7030t	7030t	7030t	7040t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	770	1480	1480	1480	1480
Totl 35%	1510t	2460t	2460t	2460t	2460t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	62.12	93.20	90.38	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:	
Dwl/Gar/NC%	.8700

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

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-510065.0000-v082020R