MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510065.0000 RES
A71 2026

sale

2023 MUSSELMAN KELCY N	2022-08-25	
2024 MUSSELMAN KELCY N	2022-08-25	
2025 MUSSELMAN KELCY N	2022-08-25	
2026 MUSSELMAN KELCY N	2022-08-25	MC GUFFEYS 3RD 65
EAST	2WD	
	$65,000	

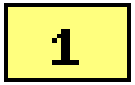
Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	4230	4230	4230	4230		4230	4230	4240
Totl100%	7030t	7030t	7030t	7030t		7030t	7460t	7480t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	1480	1480	1480	1480		1480	1480	1480
Totl 35%	2460t	2460t	2460t	2460t		2460t	2610t	2620t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	93.20	90.38	90.26	90.26	90.26			
Sp-Asmnt	11.33	20.71	20.71	20.71				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	740	770	1510	62.12
2021	740	770	1510	65.60

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



EAST 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	Garage		21X24	504		C	OLD/AV	12100	.65		4240

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

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