

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460011.0000
C59

RES
2025

sale

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

2022 GREENE LARRY	2016-11-04
2023 GREENE LARRY	2016-11-04
2024 GREENE LARRY	2016-11-04
2025 GREENE LARRY	2016-11-04 PT SW 1/4 SE 1/4 14
312 MARION ST	LWD
MCGUFFEY OH 45859	\$5,598

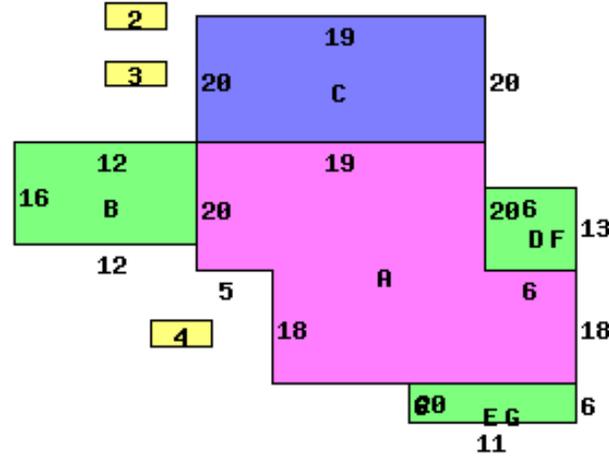
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2890	3860	3860	3860	3850
Bldg100%	3200	3740	3740	3740	3740
Totl100%	6090t	7600t	7600t	7600t	7590t
Cauv100%					
Tax Value:					
Land 35%	1010	1350	1350	1350	1350
Bldg 35%	1120	1310	1310	1310	1310
Totl 35%	2130t	2660t	2660t	2660t	2660t
Hmstd35%	2100	2620	2620	2620	
Owner Oc	2.26	2.34	2.22	2.22	hmstd 1350 l 1270 b
Hmstd RB					
Net Tax	85.40	98.44	95.50	95.38	
Sp-Asmnt	28.40	29.93	39.25	39.25	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		740		b	PORCH
	WDD	P		192	2880	c	GRAGE
	CAR/2	G		380	2910	d	PORCH
	CAN	P		78	620	e	PORCH
	CAN	P		66	530	f	PORCH
	PAT	P		78	230	g	PORCH
	PAT	P		66	200		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
496	1	2016-11-04	GREENE LARRY	LWD	5598	4170	2030
122	1	2008-03-28	HALL ETHEL	LWD *	0	3630	20890
542	1	2007-10-04	BURKHART WILLIAM & EDITH	LWD	7100	3630	20890

Year	Land	Bldg	Total	Net Tax
2021	1010	1120	2130	90.16
2020	1010	1120	2130	91.38

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025
500 HARDIN COUNTY LANDFILL			XA/2025



312 MARION ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	740 93020
Shingle	Subtotal 93020
Plaster/Drywall X	Heating -920
Panelled Wall X	Garages and Carports 2910
Floor/Pine X	Extra Features 4460
Floor/Carpet X	Total Value 99470
Number of Rooms 3	
Bedrooms 1	PUB PAVED ST/RD
Plumbing Standard 1	Neighborhood: Code: 3000 Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	740		D-	OLD/VP 69630	.85	.60	3640
2 Shed	*SV 0	8X20	160		OLD/FR 100			100
3 Shed	*NV	8X8	64		OLD/ 0			0
4 Shed	*PP	10X14	140		2020AV 0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		55.00	150	100	70	3850	3850	