

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

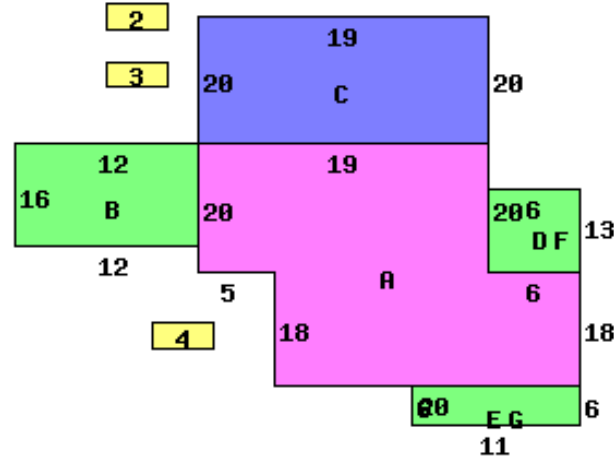
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2890	3860	3860	3860	3850
Bldg100%	3200	3740	3740	3740	3740
Totl100%	6090t	7600t	7600t	7600t	7590t
Cauv100%					
Tax Value:					
Land 35%	1010	1350	1350	1350	1350
Bldg 35%	1120	1310	1310	1310	1310
Totl 35%	2130t	2660t	2660t	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			
	WDD	P		192	2880		b PORCH
	CAR/2	G		380	2910		c GRAGE
	CAN	P		78	620		d PORCH
	CAN	P		66	530		e PORCH
	PAT	P		78	230		f PORCH
	PAT	P		66	200		g PORCH

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		Main	FRAME	740	93020
		Subtotal			93020
Shingle		Roof	GABLE		
B 1 2 U A					
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				Neighborhood:	
Standard	1			Code:	3000
				Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	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/	effective	depth	actual	effective	extended	value	value	
	frontage	frontage	depth	factor	rate	rate	3850	3850	
		55.00	150	100	70	70			