MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460011.0000 RES
C59 2026

sale

2023 GREENE LARRY	2016-11-04	
2024 GREENE LARRY	2016-11-04	
2025 GREENE LARRY	2016-11-04	
2026 GREENE LARRY	2016-11-04	PT SW 1/4 SE 1/4 14
312 MARION ST	1WD	
	$5,598	
MCGUFFEY OH 45859		

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

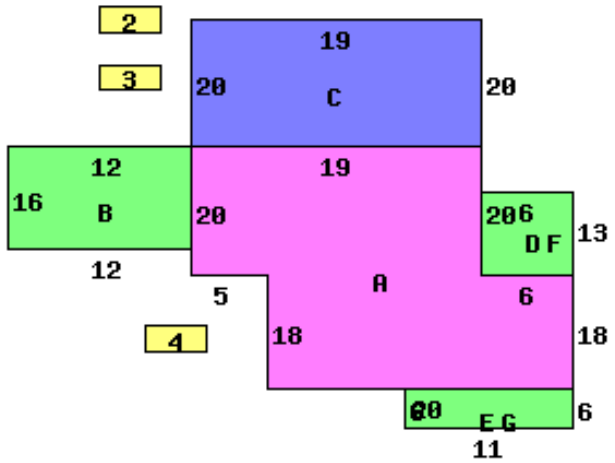
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3860	3860	3860	3860		3860	4460	4460
Bldg100%	3740	3740	3740	3740		3740	4490	4490
Totl100%	7600t	7600t	7600t	7600t		7600t	8940t	8950t
Cauv100%								
Tax Value:								
Land 35%	1350	1350	1350	1350		1350	1560	1560
Bldg 35%	1310	1310	1310	1310		1310	1570	1570
Totl 35%	2660t	2660t	2660t	2660t		2660t	3130t	3130t
Hmstd35%	2620	2620	2620	2620		2620	3100	
Owner Oc	2.34	2.22	2.22	2.22	2.22	hmstd 1350 l	1270 b	
Hmstd RB								
Net Tax	98.44	95.50	95.38	95.38	95.38			
Sp-Asmnt	29.93	39.25	39.25	39.25				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		740		a	*MAIN
	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	1WD		5598	4170	2030
122	1	2008-03-28	HALL ETHEL	1WD	*	0	3630	20890
542	1	2007-10-04	BURKHART WILLIAM & EDITH	1WD		7100	3630	20890

Year	Land	Bldg	Total	Net Tax
2022	1010	1120	2130	85.40
2021	1010	1120	2130	90.16

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

				Sq-Ft	Value
Story Height 1					
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%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		740		D-	OLD/VP	69630	.85	.60	4390
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	150	100	81	81	4460	4460

Call Back: Sign: PSN Date: 2015-06-30 Lister:

30-460011.0000-v082020R