

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460018.0000
C108

RES
2025

sale

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

2022 COBURN TED & ROSALYN	1994-03-07
2023 COBURN TED & ROSALYN	1994-03-07
2024 COBURN TED & ROSALYN	1994-03-07
2025 COBURN TED & ROSALYN	1994-03-07 PT SE 1/4 14 8.87A
409 W SOUTH	1FD
MCGUFFEY OH 45859	\$32,500

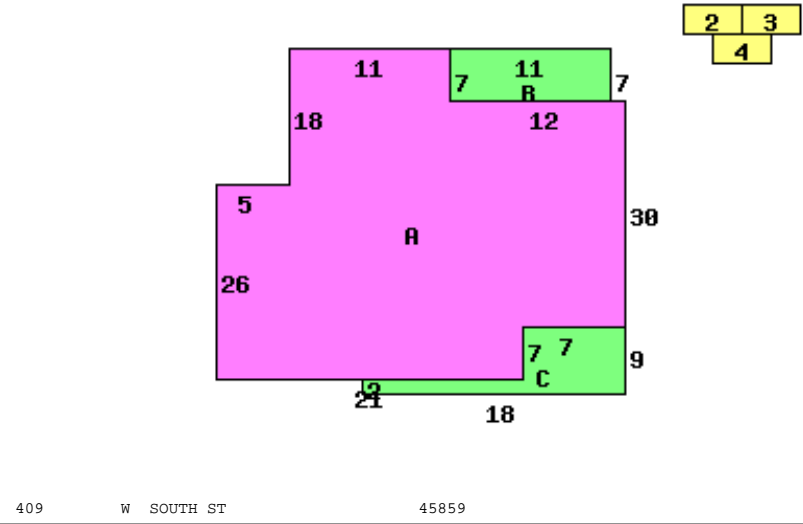
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5430	7230	7230	7230	7240
Bldg100%	44600	43400	43400	43400	43410
Totl100%	50030t	50630t	50630t	50630t	50650t
Cauv100%					
Tax Value:					
Land 35%	1900	2530	2530	2530	2530
Bldg 35%	15610	15190	15190	15190	15190
Totl 35%	17510t	17720t	17720t	17720t	17730t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	720.58	671.34	651.00	650.10	
Sp-Asmnt	74.75	75.37	92.80	4723.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1009		b	PORCH
	EFF	P		77	3080	c	PORCH
	EFF	P		85	3400		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
172	1	1994-03-07	COBURN TED & ROSALYN	1FD	32500	0	29830

Year	Land	Bldg	Total	Net Tax
2021	1900	15610	17510	760.74
2020	1900	15610	17510	751.14

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
552 DELQ WATER MCGUFFEY CORP				XA/2025
625 DELQ SEWER - MCGUFFEY				XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	Main 1009 101560
	Subtotal 101560
Shingle	Roof GABLE
Plaster/Drywall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Air Conditioning	1770
Extra Features	6480
Total Value	109810
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	PtxFt	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		18X24	432	C	OLD/AV	.55		38690
3 Shop-Stud		11X21	231	D	OLD/AV	.65		3160
4 P	PAT0	22X30	660	C	1960FR	.70		970
front lot		effective	depth	actual	effective	extended	true	
	acres/	frontage	depth	rate	rate	value	value	
	108.00	135	95	70	67	7240	7240	