

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460048.0000
C110

RES
2025

sale

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

2022 WOODRUFF ROY E & RHON	2013-06-05
2023 WOODRUFF ROY E & RHON	2013-06-05
2024 WOODRUFF ROY E & RHON	2013-06-05
2025 WOODRUFF ROY E & RHONDA	2013-06-05 PT SE 1/4 S14 .20A
405 W SOUTH ST	LWD
MCGUFFEY OH 45859	\$24,000

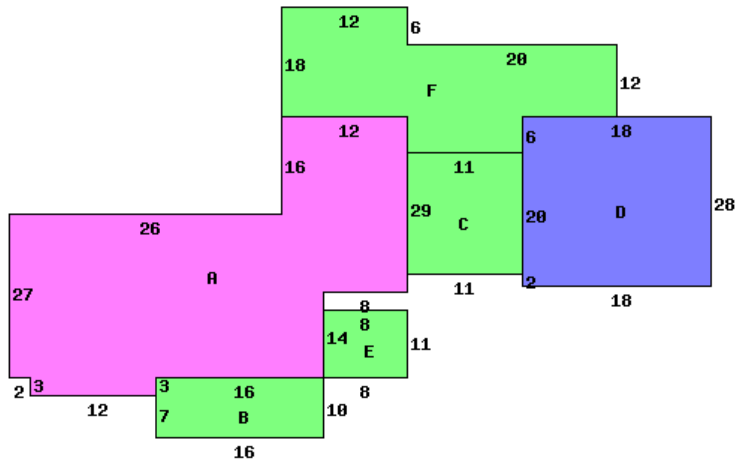
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	.2000	.2000	.2000	.2000	
Land100%	3690	4910	4910	4910	4910
Bldg100%	51940	69400	69400	69400	69390
Totl100%	55630t	74310t	74310t	74310t	74300t
Cauvl00%					
Tax Value:					
Land 35%	1290	1720	1720	1720	1720
Bldg 35%	18180	24290	24290	24290	24290
Totl 35%	19470t	26010t	26010t	26010t	26010t
Hmstd35%					
Owner Oc	20.86	23.18	22.04	22.04	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	429.66	623.00	581.76	568.38	
Sp-Asmnt	80.55	99.53	122.18	122.18	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1142			
	OFF	P		160	4800	b	PORCH
	EFF	P		220	8800	c	PORCH
	F	G		504	12100	d	GRAGE
	PAT	P		88	260	e	PORCH
	PAT	P		522	1570	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
279	1	2013-06-05	WOODRUFF ROY E & RHONDA L	LWD	24000	5310	41030
483	1	2006-11-27	SPRADLIN JUDITH RACHELLE	LWD *	0	5230	43340

Year	Land	Bldg	Total	Net Tax
2021	1290	18180	19470	823.84
2020	1290	18180	19470	834.92

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



405 W SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1142 105400
Shingle	Subtotal 105400
Plaster/Drywall	X
Panelled Wall	X
Floor/Hardwood	X
Floor/Carpet	X
Number of Rooms	6
Bedrooms	2
Central Heat	A
HOT WATER	
Plumbing	
Standard	1
Garages and Carports	12100
Extra Features	15430
Total Value	132930
PUB PAVED ST/RD	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			1951GD	132930	.40	Dpr	Value
	acres/	effective	depth	actual	effective	extended	value	true
front lot	frontage	frontage	depth	rate	rate	value	value	value
		78.00	123	90	70	63	4910	4910