MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460048.0000 RES
C110 2026

sale

2023	WOODRUFF ROY E & RHON	2013-06-05
2024	WOODRUFF ROY E & RHON	2013-06-05
2025	WOODRUFF ROY E & RHON	2013-06-05
2026	WOODRUFF ROY E & RHONDA	2013-06-05 PT SE 1/4 S14 .20A
	405 W SOUTH ST	1WD
		$24,000
	MCGUFFEY OH 45859	

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

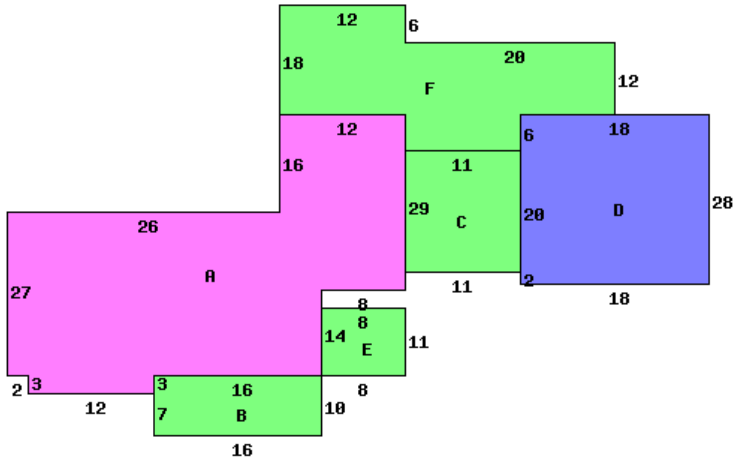
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	.2000	.2000	.2000	.2000	.2000			
Land100%	4910	4910	4910	4910		4910	5690	5690
Bldg100%	69400	69400	69400	69400		69400	83740	83750
Totl100%	74310t	74310t	74310t	74310t		74310t	89430t	89440t
Cauv100%								
Tax Value:								
Land 35%	1720	1720	1720	1720		1720	1990	1990
Bldg 35%	24290	24290	24290	24290		24290	29310	29310
Totl 35%	26010t	26010t	26010t	26010t		26010t	31300t	31300t
Hmstd35%								
Owner Oc	23.18	22.04	22.04	22.04	22.04			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	623.00	581.76	568.38	568.38	568.38			
Sp-Asmnt	99.53	122.18	122.18	122.18				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1142		a	*MAIN
	OFP	P		160	4800	b	PORCH
	EFP	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:bldg
279	1	2013-06-05	WOODRUFF ROY E & RHONDA L	1WD		24000	5310	41030
483	1	2006-11-27	SPRADLIN JUDITH RACHELLE	1WD	*	0	5230	43340

Year	Land	Bldg	Total	Net Tax
2022	1290	18180	19470	429.66
2021	1290	18180	19470	823.84

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

Story Height 1

Floor Level

Shingle

B 1 2 U A

*DWELLING COMPUTATIONS	Sq-Ft	Value
Main	1142	105400
Subtotal		105400
Roof		
FRAME		
GABLE		

Plaster/Drywall	X	Garages and Carports	12100
Panelled Wall	X	Extra Features	15430
Floor/Hardwood	X	Total Value	132930
Floor/Carpet	X		
Number of Rooms	6	PUB PAVED ST/RD	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3000
HOT WATER		Dwl/Gar/NC%	1.0500
Plumbing			
Standard	1		

	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		1142		C	1951GD	132930	.40		83750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		78.00	123	90	81	73	5690	5690

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-460048.0000-v082020R