

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460049.0000
C111

RES
2025

sale

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

2022 STEVENSON LACEY JO	2008-04-10
2023 STEVENSON LACEY JO	2008-04-10
2024 STEVENSON LACEY JO	2008-04-10
2025 STEVENSON LACEY JO	2008-04-10
403 W SOUTH ST	1
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3690	4910	4910	4910	4910
Land100%	45260	41110	41110	41110	41120
Bldg100%	48940t	46030t	46030t	46030t	46030t
Totl100%					
Cauv100%					

2026 BROWN LACEY JO & CHADD	2025-04-01
403 W SOUTH ST	1QC
MCGUFFEY OH 45859	

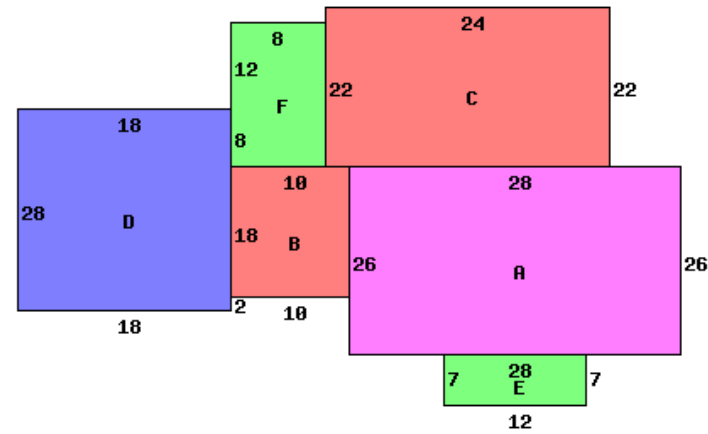
Tax Value:					
Land 35%	1290	1720	1720	1720	1720
Bldg 35%	15840	14390	14390	14390	14390
Totl 35%	17130t	16110t	16110t	16110t	16110t
Hmstd35%					
Owner Oc	18.36	14.36	13.66	13.66	
Hmstd RB					
Net Tax	686.60	596.00	578.18	577.38	
Sp-Asmnt	73.53	70.57	87.09	87.09	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 +	F/C	M		728			
1	F/C	A		180			b
1	F/C	A		528			c
	F	G		504	12100		d
	OFF	P		84	2520		e
	PAT	P		160	480		f

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
151	1	2025-04-01	BROWN LACEY JO & CHADD	1QC *	0	4910	41110
135	1	2008-04-10	STEVENSON LACEY JO	1 *	0	5230	47830
217	1	2007-06-15	SECRETARY HOUSING & URBA	1DD *	0	5230	47830
17	1	2002-01-17	BAILEY BILLIE JO	1QC *	0	4770	40910
328	1	1997-08-19	BAILEY BILLIE J	1QC *	0	5630	40940
210	1	1995-03-24	BAILEY DARIN D & BILLIE	1WD	45000	0	44000

Year	Land	Bldg	Total	Net Tax
2021	1290	15840	17130	724.82
2020	1290	15840	17130	734.56

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



403 W SOUTH ST 45859

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1436 113530
	Qtr Story	FRAME 728 3010
	Subtotal	116540
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	Fireplaces 2000
Panelled Wall	X	Plumbing 1400
Unfinished Wall	X	Garages and Carports 12100
Floor/Pine	X	Extra Features 3000
Floor/Carpet	X	Total Value 135040
Number of Rooms	6	1
Bedrooms	2	PUB PAVED ST/RD
Fireplace		Neighborhood:
Openings	1	Code: 3000
Stacks	1	Dwl/Gar/NC% .8700
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 +F/C			Grade	Cond	Dpr Dpr	Value
		1436		C	1951FR	135040	41120
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	factor	factor	rate	rate	value
		78.00	123	90	70	63	4910
							4910

Call Back:

Sign: PSN Date: 2015-07-01 Lister:

30-460049.0000-v082020R