

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460079.0000
C49

RES
2025

sale

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

2022 PORT GREGORY D TRUSTE	2021-03-02
2023 S&S AFFORDABLES LLC	2022-08-30
2024 S&S AFFORDABLES LLC	2022-08-30
2025 S&S AFFORDABLES LLC	2022-08-30 FLYNN'S 5-8
403-407 MARION	2WD SEE 30-460079.0100 FOR
MCGUFFEY OH 45859	\$20,000 REST OF SPECIAL ASSESMEN

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	8510	11170	11170	11170	11160
Bldg100%	57060	67890	67890	67890	67890
Totl100%	65570t	79060t	79060t	79060t	79050t
Cauvl00%					
Tax Value:					
Land 35%	2980	3910	3910	3910	3910
Bldg 35%	19970	23760	23760	23760	23760
Totl 35%	22950t	27670t	27670t	27670t	27670t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	944.50	1048.32	1016.54	1015.14	
Sp-Asmnt	99.40	686.98	126.27	126.27	

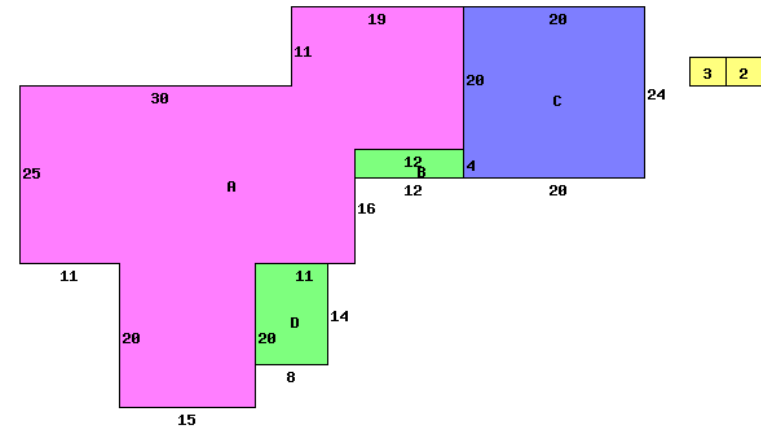
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1542		a	*MAIN
	OFF	P		48	1440	b	PORCH
	F	G		480	11520	c	GRAGE
	OFF	F		112	3360	d	PORCH

#: 82, 83 L/W
304600820000
304600830000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
432	2	2022-08-30	S&S AFFORDABLES LLC	2WD	20000	8510	57060
81	2	2021-03-02	PORT GREGORY D TRUSTEE	2CT *	0	8510	57060
178	2	2020-04-24	ALLOWAY BRENDA	2AF *	0	8110	46430
490	2	2018-10-05	ALLOWAY BRIAN & BRENDA FO	2WD	54200	8110	46430
159	1	2005-05-04	VANHOOSE TONY	1CT *	0	5000	32600

Year	Land	Bldg	Total	Net Tax
2021	2980	19970	22950	997.08
2020	2980	19970	22950	985.36

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 - 407 MARION ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1542 121790
Shingle	Subtotal		121790
	Roof	HIP	
B 1 2 U A			
Plaster/Drywall	D	Garages and Carports	11520
Panelled Wall	X	Extra Features	4800
Floor/Carpet	X	Total Value	138110
Floor/Tile-Lino	L		
Number of Rooms	6	PUB PAVED ST/RD	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	Area	Rate	Grade	Cond	Value	Dpr	Value
2 MH/LRE	* 0	12X60	720	C-	OLD/GD	124300	.40	64890
3 P	*MH DK 0	6X6	36		1973AV	0		0
4 M/H Hookup			0		1990AV	0		0
					OLD/	3000		3000
front lot	acres/	effective	depth	actual	effective	extended	true	
rear lot	frontage	frontage	depth	factor	rate	value	value	
		179.00	116	87	70	61	10920	10920
	30.0000	30.00	174	33	25	8	240	240