MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460079.0000 RES
C49 2026

sale

2023 S&S AFFORDABLES LLC	2022-08-30	
2024 S&S AFFORDABLES LLC	2022-08-30	
2025 S&S AFFORDABLES LLC	2022-08-30	
2026 S&S AFFORDABLES LLC	2022-08-30	FLYNNS 5-8
403-407 MARION	2WD	SEE 30-460079.0100 FOR
	$20,000	REST OF SPECIAL ASSESSMEN
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								
Land100%	11170	11170	11170	11170		11170	12770	12770
Bldg100%	67890	67890	67890	67890		67890	172570	172570
Totl100%	79060t	79060t	79060t	79060t		79060t	185340t	185340t
Cauv100%								
Tax Value:								
Land 35%	3910	3910	3910	3910		3910	4470	4470
Bldg 35%	23760	23760	23760	23760		23760	60400	60400
Totl 35%	27670t	27670t	27670t	27670t		27670t	64870t	64870t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1048.32	1016.54	1015.14	1015.14	1015.14			
Sp-Asmnt	686.98	126.27	126.27	126.27				

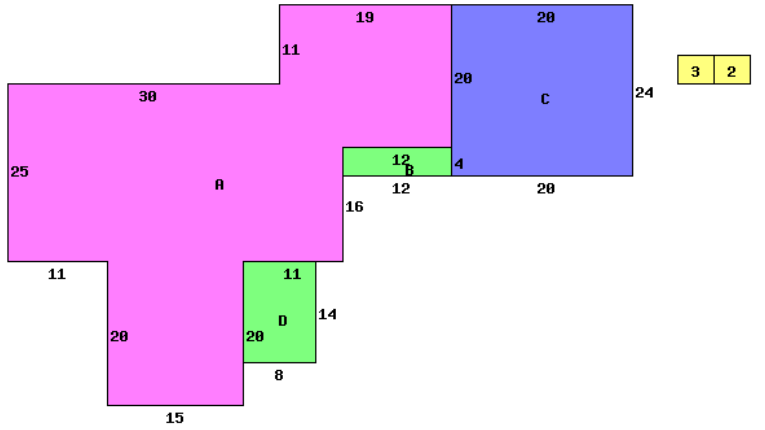
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1542		a	*MAIN
	OFP	P		48	1440	b	PORCH
	F	G		480	11520	c	GRAGE
	OFP	P		112	3360	d	PORCH

#: 82, 83 L/W
304600820000
304600830000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	2980	19970	22950	944.50
2021	2980	19970	22950	997.08

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1542	121790
	Subtotal			121790
Shingle	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		
		Neighborhood:	
Central Heat	A	Code:	3000
FORCED AIR		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		1542		C-	OLD/GD	124300	.40		78310
2	MH/REAL	1	F/C	12X60	1542			1973AV	138110	.35		94260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		179.00	116	87	81	70	12530	12530
rear lot	30.0000	30.00	174	33	25	8	240	240

Call Back: Sign: PSN Date: 2015-06-30 Lister:

30-460079.0000-v082020R