

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460091.0000
C32

RES
2025

sale

2022 DUNCAN JOHN V III & E	2014-02-14
2023 DUNCAN JOHN V III & E	2014-02-14
2024 DUNCAN JOHN V III & E	2014-02-14
2025 DUNCAN JOHN V III & ELI 404-406-408 W RAILRO	2014-02-14 FLYNNS 5-7 LWD
MCGUFFEY OH 45859	\$2,200

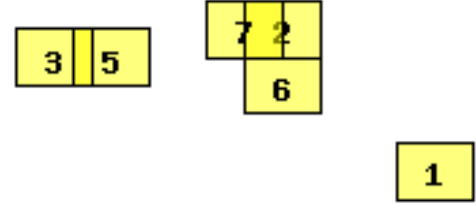
Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	570	570	570	570	570
Acres					
Land100%	6630	8740	8740	8740	8740
Bldg100%	6000	6000	6000	6000	6000
Totl100%	12630t	14740t	14740t	14740t	14740t
Cauvl00%					
Tax Value:					
Land 35%	2320	3060	3060	3060	3060
Bldg 35%	2100	2100	2100	2100	2100
Totl 35%	4420t	5160t	5160t	5160t	5160t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	181.92	195.50	189.56	189.30	
Sp-Asmnt	17.33	19.47	29.95	29.95	

MOBILE HOME ACCT: 30-0162	TITLE: 33-00300478	1984	COMMODORE
MOBILE HOME ACCT: 30-0010	TITLE: 33-00300479	1988	REDMAN
MOBILE HOME ACCT: 30-0011	Title: 33-00300480	1995	DUKE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
47	1	2014-02-14	DUNCAN JOHN V III & ELIZA	LWD	2200	11800	6000
95	1	2013-02-27	BENNETT JOHN III	1SH	2700	11800	6000
168	1	2002-04-03	HOSAFROS MARK & MARILYN	1SD	31000	9290	9000
1046	0	1986-12-19			12767	0	7400

Year	Land	Bldg	Total	Net Tax
2021	2320	2100	4420	192.04
2020	2320	2100	4420	194.62

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			
514 *MCGUFFEY LIGHTS	XV/2025			



404 - 406-408 W RAILROAD S 45859

PUB PAVED ST/RD

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MH/LRE	* 0	12X56	672			1965FR	0			0
2 MH/LRE	* 0	14X66	924			1988FR	0			0
3 MH/LRE	* 0	14X60	840			1984FR	0			0
4 M/H Hookup			0			OLD/	3000			3000
5 CAN/PAT	*MH	6X20	120			1984FR	0			0
6 P	*MH DK	8X14	112			1988FR	0			0
7 Shed	*PP	6X8	48			OLD/	0			0
8 M/H Hookup			0			OLD/	3000			3000

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		179.00	116	87	70	61	10920	8740 Excess Fro

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-460091.0000-v082020R