MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460091.0000 RES
C32 2026

sale

2023 DUNCAN JOHN V III & E	2014-02-14	
2024 DUNCAN JOHN V III & E	2014-02-14	
2025 DUNCAN JOHN V III & E	2014-02-14	
2026 DUNCAN JOHN V III & ELI	2014-02-14	FLYNNS 5-7
404-406-408 W RAILRO	1WD	
	$2,200	

MCGUFFEY OH 45859

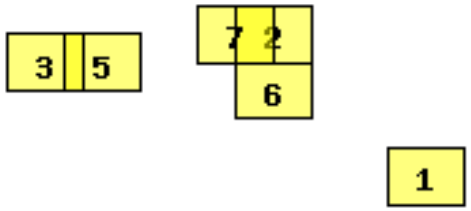
Eff Rate:	41.45	40.13	40.08	40.08	a/r			
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	570	570	570	570	0	570	570	570
Acres								
Land100%	8740	8740	8740	8740		8740	10030	10020
Bldg100%	6000	6000	6000	6000		6000	6000	6000
Totl100%	14740t	14740t	14740t	14740t		14740t	16030t	16020t
Cauv100%								
Tax Value:								
Land 35%	3060	3060	3060	3060		3060	3510	3510
Bldg 35%	2100	2100	2100	2100		2100	2100	2100
Totl 35%	5160t	5160t	5160t	5160t		5160t	5610t	5610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	195.50	189.56	189.30	189.30	189.30			
Sp-Asmnt	19.47	29.95	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:bldg
47	1	2014-02-14	DUNCAN JOHN V III & ELIZA	1WD	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
2022	2320	2100	4420	181.92
2021	2320	2100	4420	192.04

project		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% 1.0500

	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			1965PR	0			0
2	MH/LRE	* 0	14X66	924			1988FR	0			0
3	MH/LRE	*	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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		179.00	116	87	81	70	12530	10020	Excess Fro

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