MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460103.0000 RES
A51 2026

sale

2023 HOWARD PAUL D	2007-12-20	
2024 HOWARD PAUL D	2007-12-20	
2025 HOWARD PAUL D	2007-12-20	
2026 HOWARD PAUL D	2007-12-20	MCGUFFEY LANDS .42A
407 E MAIN ST	1QC	
	$0	
MCGUFFEY OH 45859		

Orig Tax Year 1996
Parent: 30-460031.0000

2027 YATES BOBBY G & DINAH L	2025-11-06	
407 E MAIN ST	1WD	
MCGUFFEY OH 45859		

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

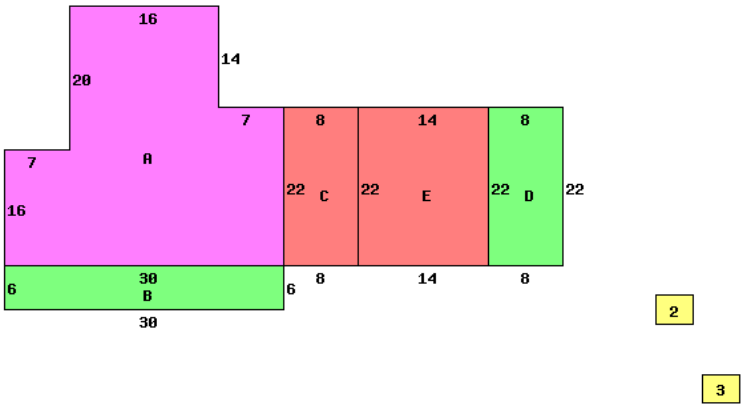
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.7130	.7130	.7130	.7130	.7130			
Land100%	7170	7170	7170	7170		7170	8230	8230
Bldg100%	42830	42830	42830	42830		42830	51710	51700
Totl100%	50000t	50000t	50000t	50000t		50000t	59940t	59930t
Cauv100%								
Tax Value:								
Land 35%	2510	2510	2510	2510		2510	2880	2880
Bldg 35%	14990	14990	14990	14990		14990	18100	18100
Totl 35%	17500t	17500t	17500t	17500t		17500t	20980t	20980t
Hmstd35%	17050	17050	17050	17050		17050	20430	
Owner Oc	15.18	14.44	14.46	14.46	14.46	hmstd 2510 l	14540 b	
Hmstd RB								
Net Tax	647.84	628.48	627.56	627.56	627.56			
Sp-Asmnt	74.32	553.59	92.02	92.02				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		842		a	*MAIN
	OFP	P		180	5400	b	PORCH
1	F/C	A		176		c	ADDTN
	DK	P		176	2640	d	PORCH
1	F/C	A		308		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
499	1	2025-11-06	YATES BOBBY G & DINAH L	1WD		10000	7170	42830
49	1	2025-01-28	HOME SAVINGS & LOAN CO	1FD	*	0	7170	42830
502	1	2007-12-20	HOWARD PAUL D	1QC	*	0	8310	29510
694	1	1997-11-14	HOWARD PAUL D & ANGELA M	1WD		52000	2110	19830
1227	1	1995-12-13	STEVENSON LORI J	1WD		35000	0	0

Year	Land	Bldg	Total	Net Tax
2022	1890	12180	14070	563.96
2021	1890	12180	14070	595.34

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			
514	*MCGUFFEY LIGHTS	XV/2025			



407 E MAIN ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1326	106280
	Subtotal			106280
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Carpet	X	Extra Features	8040
Floor/Tile-Lino	X	Total Value	116420
Number of Rooms	5		
Bedrooms	3	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 3 Fixture	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		1326		D+	OLD/AV	98960	.55		46760
2	Garage		16X24	384		C	OLD/AV	9220	.65		3390
3	Garage		16X24	384		D	1900VP	7370	.80		1550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	185.5000	147.50	225	115	81	93	13720	8230	Excess Fro

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460103.0000-v082020R