

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460103.0000  
A51

RES  
2025

sale

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

2022	HOWARD PAUL D	2007-12-20	
2023	HOWARD PAUL D	2007-12-20	
2024	HOWARD PAUL D	2007-12-20	
2025	HOWARD PAUL D	2007-12-20	MCGUFFEY LANDS .713A
	407 E MAIN ST	1QC	
	MCGUFFEY OH 45859	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	511	511	511	511	CAMA
Acres	.7130	.7130	.7130	.7130	511
Land100%	5400	7170	7170	7170	7170
Bldg100%	34800	42830	42830	42830	42830
Totl100%	40200t	50000t	50000t	50000t	50000t
Cauv100%					

		Orig Tax Year	1996
		Parent:	30-460031.0000
2026	YATES BOBBY G & DINAH L	2025-11-06	
	407 E MAIN ST	1WD	
	MCGUFFEY OH 45859		

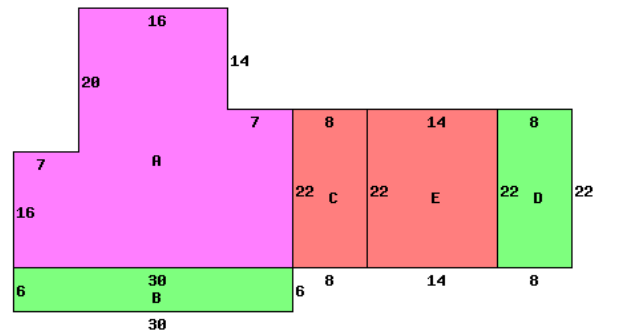
Tax Value:					
Land 35%	1890	2510	2510	2510	2510
Bldg 35%	12180	14990	14990	14990	14990
Totl 35%	14070t	17500t	17500t	17500t	17500t
Hmstd35%	14070	17050	17050	17050	
Owner Oc	15.08	15.18	14.44	14.46	hmstd 2510 l 14540 b
Hmstd RB					
Net Tax	563.96	647.84	628.48	627.56	
Sp-Asmnt	64.36	74.32	553.59	92.02	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		842		a	*MAIN
	OFF	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
2021	1890	12180	14070	595.34
2020	1890	12180	14070	603.38

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
Shingle	Roof	GABLE		106280
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%		.8700
Standard	1			
Extra 3 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C					Dpr	Dpr	Value
2 Garage		16X24	384	C	OLD/AV	9220	.65	2810
3 Garage		16X24	384	D	1900VP	7370	.80	1280
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
	185.5000	147.50	225	115	70	81	11950	7170 Excess Fro