

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470018.0000  
B70

RES  
2025

sale

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

2022 YOUNG MICHAEL A	2000-08-17
2023 YOUNG MICHAEL A	2000-08-17
2024 YOUNG MICHAEL A	2000-08-17
2025 YOUNG MICHAEL A	2000-08-17 ORIG 18
102 RAILROAD	2WD
MCGUFFEY OH 45859	\$55,000

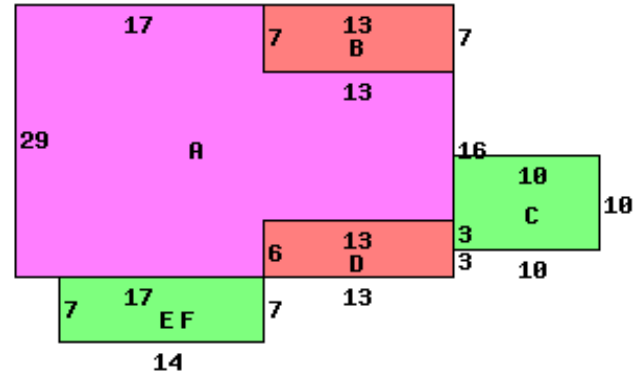
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	1710	2290	2290	2290	2280
Land100%	41460	47830	47830	47830	47830
Bldg100%	43170t	50110t	50110t	50110t	50110t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	14510	16740	16740	16740	16740
Totl 35%	15110t	17540t	17540t	17540t	17540t
Hmstd35%					
Owner Oc				14.86	
Hmstd RB					
Net Tax	621.82	664.54	644.38	628.62	
Sp-Asmnt	67.45	74.51	92.17	92.17	

SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 701	VALUE	a	*MAIN
1	F/C	A		91		b	ADDTN
1	DK	P		100	1500	c	PORCH
	F/C	A		78		d	ADDTN
	CAN	P		98	780	e	PORCH
	STP	P		98	390	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
478	2	2000-08-17	YOUNG MICHAEL A	2WD	55000	2060	24770
559	2	1999-10-05	CARMEAN MAXINE L	2CT *	0	2430	18860

Year	Land	Bldg	Total	Net Tax
2021	600	14510	15110	656.48
2020	600	14510	15110	665.30

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



102 RAILROAD ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	870	99160
Main	FRAME	
Part Upper	FRAME	701 32510
Subtotal		131670
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	X
Floor/Hardwood	X	
Floor/Pine		X
Floor/Carpet	X	
Number of Rooms	3	3
Bedrooms		3
Central Heat	A	
FORCED AIR		3000
Plumbing		
Standard	1	
Extra 2 Fixture	1	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Value	Dpr	Dpr	Value
		1571		C-	122170	.55		47830
front lot	acres/	effective	depth	depth	effective	extended	value	true
	frontage	frontage	factor	actual	rate	value	value	value
		40.00	100	81	70	57	2280	2280