MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470018.0000 RES
B70 2026

sale

2023 YOUNG MICHAEL A		2000-08-17
2024 YOUNG MICHAEL A		2000-08-17
2025 YOUNG MICHAEL A		2000-08-17
2026 YOUNG MICHAEL A		2000-08-17 ORIG 18
102 RAILROAD		2WD
		$55,000
MCGUFFEY OH 45859		

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

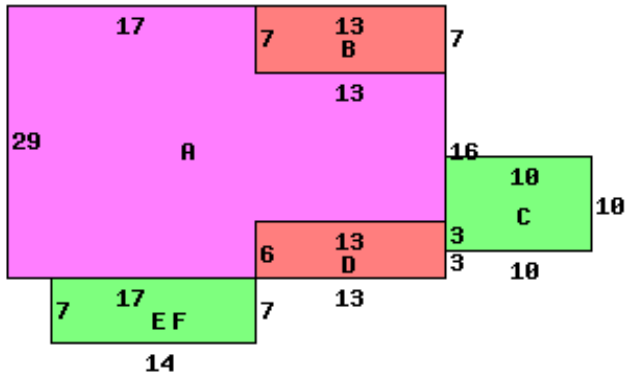
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%	47830	47830	47830	47830		47830	57740	57730
Totl100%	50110t	50110t	50110t	50110t		50110t	60370t	60370t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%	16740	16740	16740	16740		16740	20210	20210
Totl 35%	17540t	17540t	17540t	17540t		17540t	21130t	21130t
Hmstd35%								
Owner Oc			14.86	14.86	14.86			
Hmstd RB								
Net Tax	664.54	644.38	628.62	628.62	628.62			
Sp-Asmnt	74.51	92.17	92.17	92.17				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		701		a	*MAIN
1	F/C	A		91		b	ADDTN
	DK	P		100	1500	c	PORCH
1	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:bldg
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
2022	600	14510	15110	621.82
2021	600	14510	15110	656.48

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	870	99160
	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					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Plumbing	1400
Extra Features	2670
Total Value	135740
PUB SIDEWALK	
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	DWELLING	1H F/C		1571		C-	OLD/AV	122170	.55		57730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	81	66	2640	2640

Call Back: Sign: PSN Date: 2015-05-01 Lister:

30-470018.0000-v082020R