

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470038.0000
B34

RES
2025

sale

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

2022 CART DEVIN M & ARIEL	2017-10-05
2023 SATTERFIELD NATASHA N	2022-08-25
2024 HENSLEY JACOB HENDERS	2023-05-02
2025 HENSLEY JACOB HENDERSON	2023-05-02 ORIG 38
303 SOUTH ST	2WD
MCGUFFEY OH 45859	\$49,900

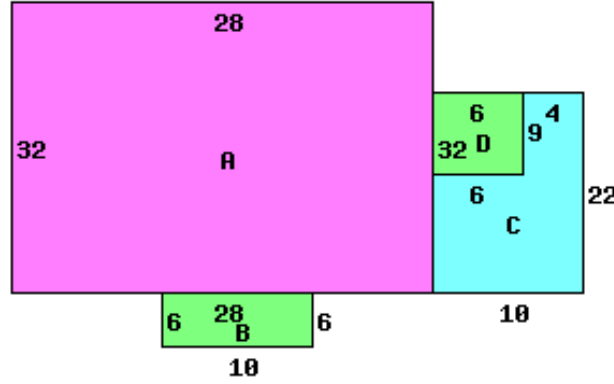
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1710	2290	2290	2290	2280
Bldg100%	21860	34860	34860	34860	34860
Totl100%	23570t	37140t	37140t	37140t	37140t
Cauvl00%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	7650	12200	12200	12200	12200
Totl 35%	8250t	13000t	13000t	13000t	13000t
Hmstd35%					
Owner Oc	8.84				
Hmstd RB					
Net Tax	330.68	492.54	477.60	476.94	
Sp-Asmnt	46.81	60.58	76.07	76.07	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		896			
	OFF	P		60	1800	b	PORCH
	PAT	X		166		c	OTHER
	WDD	F		54	810	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
156	2	2023-05-02	HENSLEY JACOB HENDERSON	2WD	49900	1710	21860
439	2	2022-08-25	SATTERFIELD NATASHA N	2WD	20000	1710	21860
493	2	2017-10-05	CART DEVIN M & ARIEL D	2WD	19570	2490	26260
470	2	2012-10-11	PLOTTIS DONNA J	2WD	12000	2490	26260
356	2	2012-08-10	FANNIE MAE	2SH	15334	2490	26260
702	2	2006-11-21	CAVES RICHARD E & ALICIA	2WD	56000	1800	24490
478	2	2006-11-21	BOLEN BONNIE ETAL	2AF *	0	1800	24490
167	2	2001-04-11	CONLEY DELTA L	2QC *	0	1660	20660
258	1	1991-04-19		1UN *	0	0	12710

Year	Land	Bldg	Total	Net Tax
2021	600	7650	8250	349.08
2020	600	7650	8250	353.80

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



303 SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	896	102130
Shingle	102130	
Plaster/Drywall	X	Extra Features 2610
Floor/Hardwood	X	Total Value 104740
Number of Rooms	4	
Bedrooms	2	PUB ALLEY
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Plumbing		Dwl/Gar/NC% .8700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		896	896	D+	1930AV	.55	34860
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	depth	factor	rate	rate	value
		40.00	100	81	70	57	2280
							2280