

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470043.0000  
B26

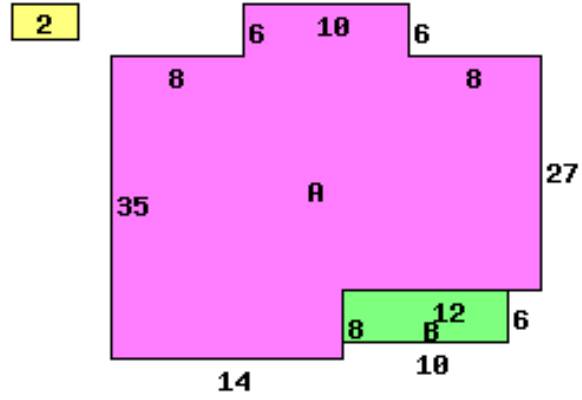
RES  
2025

sale

2022 MARSHALL DENVER & JAN	2024-01-18 ORIG 43 1CT
2023 MARSHALL DENVER & JAN	
2024 MARSHALL DENVER & JAN	
2025 MARSHALL DENVER & JAN	
301 ELM	
MCGUFFEY OH 45859	\$0

Eff Rate:-	45.44	41.45	40.13	40.08	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2060	2740	2740	2740	2740	2740
Bldg100%	30740	38060	38060	38060	38060	38070
Totl100%	32800t	40800t	40800t	40800t	40800t	40810t
Cauv100%						
Tax Value:						
Land 35%	720	960	960	960	960	960
Bldg 35%	10760	13320	13320	13320	13320	13320
Totl 35%	11480t	14280t	14280t	14280t	14280t	14280t
Hmstd35%	10270	12770	12770	12770	12770	
Owner Oc	11.00	11.38	10.82	10.82	10.82	hmstd 960 l 11810 b
Hmstd RB	350.72	339.26	351.74	363.80	363.80	
Net Tax	110.72	190.40	162.06	149.28	149.28	
Sp-Asmnt	56.56	64.68	80.61	80.61		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		874	1800	a	*MAIN	
	OFF	P		60		b	PORCH	
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg	
33	1	2024-01-19	MARSHALL DENVER	1CT *	0	2740	38060	
Year	Land	Bldg	Total	Net Tax				
2021	720	10760	11480	116.84				
2020	720	10760	11480	118.44				
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				



301 ELM ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	874	99620
Shingle	Subtotal	99620
	B 1 2 U A	
Plaster/Drywall	X	Extra Features 1800
Panelled Wall	X	Total Value 101420
Wood Joist Frame	X	
Floor/Pine	X	PUB ALLEY
Number of Rooms	5	
Bedrooms	3	Neighborhood:
Central Heat	A	Code: 3000
FORCED AIR		Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Pole Build		20X24	480	C	2015AV	.25		4320
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value		true value
	64.8000	48.00	100	81	70	2740		2740