MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480007.0000 RES
A15 2026

sale

2023 BAILEY KYLE M	2018-06-13	
2024 BAILEY KYLE M	2018-06-13	
2025 BAILEY KYLE M	2018-06-13	
2026 BAILEY KYLE M	2018-06-13	MC GUFFEYS 1ST W 1/2 9 4
102 E MAIN ST	1WD	FT N SIDE W 1/2 8-9
	$0	
MCGUFFEY OH 45859		

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

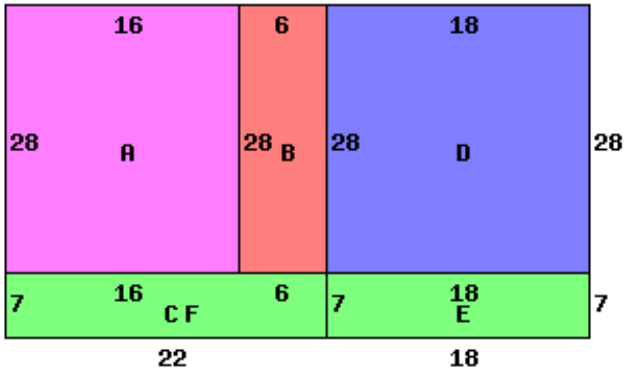
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2710	2710	2710	2710		2710	3140	3130
Bldg100%	22860	22860	22860	22860		22860	27600	27590
Totl100%	25570t	25570t	25570t	25570t		25570t	30740t	30720t
Cauv100%								
Tax Value:								
Land 35%	950	950	950	950		950	1100	1100
Bldg 35%	8000	8000	8000	8000		8000	9660	9660
Totl 35%	8950t	8950t	8950t	8950t		8950t	10760t	10750t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	339.08	328.82	328.36	328.36	328.36			
Sp-Asmnt	48.72	61.72	4691.54	4691.54				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		448		a	*MAIN
1	F/C	A		168		b	ADDTN
	CAN	P		154	1230	c	PORCH
	F	G		504	12100	d	GRAGE
	CAN	P		126	1010	e	PORCH
	DK	P		154	2310	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
232	1	2018-06-13	BAILEY KYLE M	1WD	*	0	1940	14460
241	1	2003-05-14	DUNSON JOHN E	1QC	*	0	1940	16540
938	1	1994-10-12	MARSHAL SHIRLEY T	1WD	*	0	0	12510
413	1	1993-05-18	DUNSON JOHN EDWARD	1QC	*	0	0	12430

Year	Land	Bldg	Total	Net Tax
2022	710	6510	7220	297.14
2021	710	6510	7220	313.70

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				
552 DELQ WATER MCGUFFEY CORP	XA/2025				
625 DELQ SEWER - MCGUFFEY	XA/2025				



102 MAIN ST 45859

Occupancy 1 Single Family

Story Height 1H

			*DWELLING COMPUTATIONS Sq-Ft	Value
Floor Level	Main	FRAME	616	82270
	Part Upper	FRAME	448	24730
	Subtotal			107000
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Panelled Wall		X			
Floor/Pine			X		
Floor/Carpet		X	X		
Number of Rooms		4	2		
Bedrooms		1	1		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	12100
Extra Features	4550
Total Value	123650
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		1064		D+	OLD/PR	105100	.75		27590

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		54.00	75	71	81	58	3130	3130

Call Back: Sign: PSN Date: 2015-05-08 Lister:

30-480007.0000-v082020R