

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480012.0000
B44

RES
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 PRATER GARY R & BETH	1994-03-18
2021 PRATER GARY R & BETH	1994-03-18
2022 PRATER GARY R & BETH	1994-03-18
2023 PRATER GARY R & BETH	1994-03-18
401 PAMELIA	2WD
MCGUFFEY OH 45859	\$15,000
	05.2-04-48-012

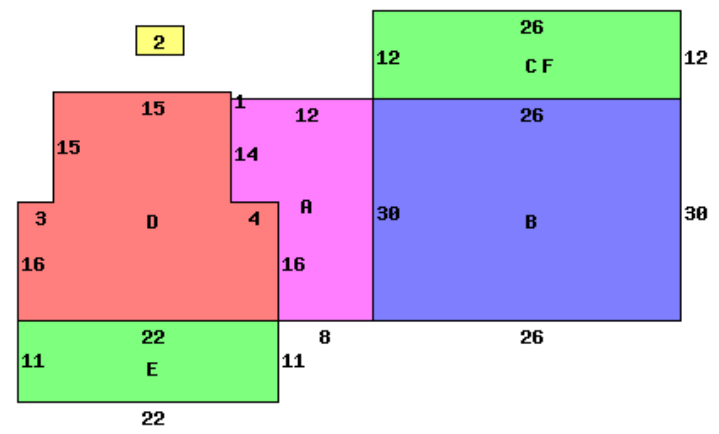
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	2630	2630	3510	3500
Bldg100%	45910	45910	45910	56490	56480
Totl100%	48540t	48540t	48540t	60000t	59980t
Cauv100%					
Tax Value:					
Land 35%	920	920	920	1230	1230
Bldg 35%	16070	16070	16070	19770	19770
Totl 35%	16990t	16990t	16990t	21000t	20990t
Hmstd35%					
Owner Oc	19.50	19.24	18.20	18.70	
Hmstd RB					
Net Tax	728.58	718.90	681.00	776.92	
Sp-Asmnt	71.11	71.12	73.11	84.73	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		296		b	GRAGE
	F2	G		780	18720	c	PORCH
	PAT	P		312	940	d	ADDTN
1H	F/C	A		577		e	PORCH
	OFF	P		242	7260	f	PORCH
	CAN	P		312	2500		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
212	2	1994-03-18	PRATER GARY R & BETH	2WD	15000	0	23510
280	1	1993-04-15	GRAHAM HOWARD W & TOBIN	1WD *	0	0	25600
805	2	1992-08-26		2DD *	0	0	25600
753	2	1989-09-07		2WD	38500	0	25600
321	0	1987-04-30		*	28000	0	27800

Year	Land	Bldg	Total	Net Tax
2019	880	12940	13820	546.48
2018	880	12940	13820	548.94

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2023
910	COTTONWOOD CONSERVANCY			XA/2023
514	*MCGUFFEY LIGHTS			XV/2023
500	HARDIN COUNTY LANDFILL			XA/2023



401 PAMELIA ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	Main	FRAME 873 99510
	Part Upper	FRAME 577 29240
	Subtotal	128750
Shingle	Roof	GABLE
Plaster/Drywall	X X	Garages and Carports 18720
Panelled Wall	X X	Extra Features 10700
Floor/Carpet	X X	Total Value 158170
Floor/Tile-Lino	X	
Number of Rooms	4 3	PUB ALLEY
Bedrooms	1 3	
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	Area	Rate	Grade	Cond	Value	Dpr	Dpr	Value
2 Shed	B 0	14X16	224	D	OLD/AV	142350	.65	.65	55730
		effective	depth	actual	effective	extended			750
front lot	acres/	frontage	depth	factor	rate	value	value		
	50.00	150	100	70	70	3500	3500		

Plaster/Drywall	X X	Garages and Carports	18720
Panelled Wall	X X	Extra Features	10700
Floor/Carpet	X X	Total Value	158170
Floor/Tile-Lino	X		
Number of Rooms	4 3	PUB ALLEY	
Bedrooms	1 3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Call Back:

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

30-480012.0000-v082020R