MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480012.0000 RES
B44 2025

sale

2022 PRATER GARY R & BETH	1994-03-18	
2023 PRATER GARY R & BETH	1994-03-18	
2024 PRATER GARY R & BETH	1994-03-18	
2025 PRATER GARY R & BETH	1994-03-18	MC GUFFEYS 1ST 13
401 PAMELIA	2WD	
	$15,000	
MCGUFFEY OH 45859		

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

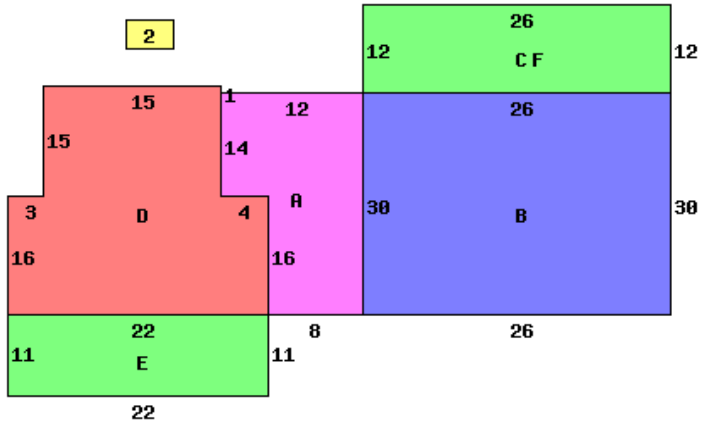
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2630	3510	3510	3510	3510	3500
Bldg100%	45910	56490	56490	56490	56490	56480
Totl100%	48540t	60000t	60000t	60000t	60000t	59980t
Cauv100%						
Tax Value:						
Land 35%	920	1230	1230	1230	1230	1230
Bldg 35%	16070	19770	19770	19770	19770	19770
Totl 35%	16990t	21000t	21000t	21000t	21000t	20990t
Hmstd35%						
Owner Oc	18.20	18.70	17.80	17.80	17.80	
Hmstd RB						
Net Tax	681.00	776.92	753.70	752.64	752.64	
Sp-Asmnt	73.11	84.73	104.41	104.41		

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
212	2	1994-03-18	PRATER GARY R & BETH	2WD		15000	0	23510
200	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
2021	920	16070	16990	718.90
2020	920	16070	16990	728.58

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			



401 PAMELIA ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	873	99510
	Part Upper	FRAME	577	29240
	Subtotal			128750
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X	X		
Floor/Carpet		X	X		
Floor/Tile-Lino		X			
Number of Rooms		4	3		
Bedrooms		1	3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	18720
Extra Features	10700
Total Value	158170
PUB ALLEY	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1450		C-	OLD/AV	142350	.55		55730
2	Shed	B 0	14X16	224		D	OLD/AV	2150	.65		750

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	70	70	3500	3500

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

30-480012.0000-v082020R