

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480012.0000
B44

RES
2025

sale

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

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
401 PAMELIA	2WD
MCGUFFEY OH 45859	\$15,000

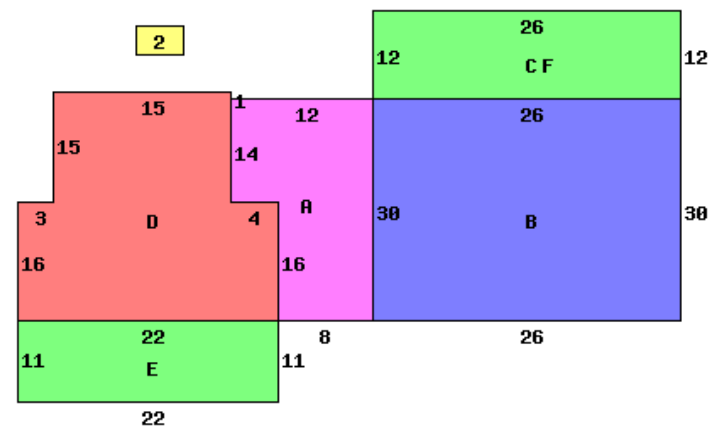
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2630	3510	3510	3510	3510	3500
Bldg100%	45910	56490	56490	56490	56490	56480
Totl100%	48540t	60000t	60000t	60000t	60000t	59980t
Cauv100%						
Tax Value:						
Land 35%	920	1230	1230	1230	1230	1230
Bldg 35%	16070	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	a	*MAIN
1	F/C	M		296			GRAGE
	F2	G		780	18720		PORCH
	PAT	P		312	940		ADDTN
1H	F/C	A		577			PORCH
	OFF	P		242	7260		PORCH
	CAN	P		312	2500		PORCH

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
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	
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	Grade	Cond	Value	Dpr	Value
2 Shed	B 0	14X16	1450	D	OLD/AV	142350	.55	55730
			224		OLD/AV	2150	.65	750
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	150	100	70	3500	3500	