

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	1994-03-18 MC GUFFEYS 1ST 13 2WD
MCGUFFEY OH 45859	\$15,000

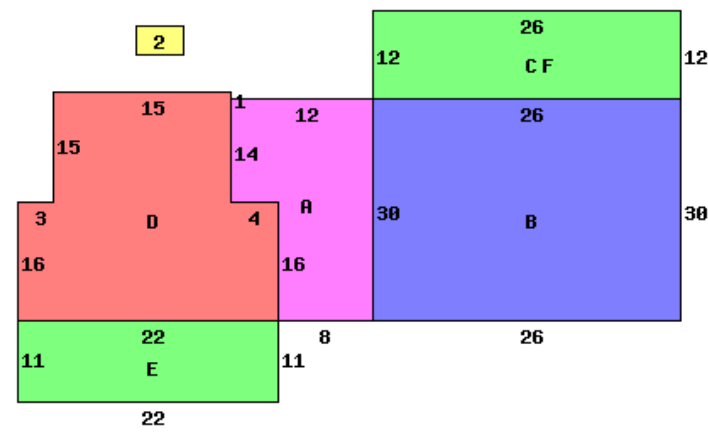
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2630	3510	3510	3510	3500
Land100%	45910	56490	56490	56490	56480
Bldg100%	48540t	60000t	60000t	60000t	59980t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	16070	19770	19770	19770	19770
Totl 35%	16990t	21000t	21000t	21000t	20990t
Hmstd35%					
Owner Oc	18.20	18.70	17.80	17.80	
Hmstd RB					
Net Tax	681.00	776.92	753.70	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
1H	PAT	P		312	940		PORCH
	F/C	A		577			ADDTN
	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	873	99510
	577	29240
	Subtotal 128750	
Shingle	Roof	GABLE
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	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	14X16	1450		C-	OLD/AV		142350	.55		55730
2 Shed	B 0		224		D	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				