

MARION TWP
MCGUFFEY CORP

00290

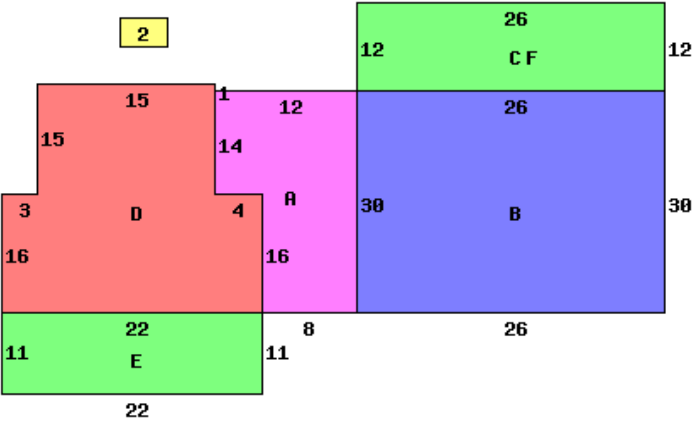
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year	2022	2023	2024	2025	2025	CAMA
2023 PRATER GARY R & BETH	1994-03-18	Prop Cls	510	510	510	510	510	510
2024 PRATER GARY R & BETH	1994-03-18	Acres						
2025 PRATER GARY R & BETH	1994-03-18 MC GUFFEYS 1ST 13	Land100%	2630	3510	3510	3510	3510	4050
401 PAMELIA	2WD	Bldg100%	45910	56490	56490	56490	56490	68010
MCGUFFEY OH 45859	\$15,000	Totl100%	48540t	60000t	60000t	60000t	60000t	72060t
		Cauv100%						
		Tax Value:						
		Land 35%	920	1230	1230	1230	1230	1420
		Bldg 35%	16070	19770	19770	19770	19770	23800
		Totl 35%	16990t	21000t	21000t	21000t	21000t	25220t
		Hmstd35%						
		Owner 0c	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+ 1	CONS F/C	TYPE M	FACT	SQ-FT 296	VALUE 18720	a b	*MAIN GRAGE
1H	PAT	P		312	940	c	PORCH
	F/C	A		577		d	ADDTN
	QFP	P		242	7260	e	PORCH
	CAN	P		312	2500	f	PORCH
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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		2WD *	28000	0	27800
Year	Land	Bldg	Total	Net Tax			
2021	920	16070	16990	718.90			
2020	920	16070	16990	728.58			
p r o j e c t					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				



Occupancy 1 Single Family				*DWELLING COMPUTATIONS				Bldg Type		SHB+Cons		DixHt		Area		Unit Rate		Blt/Renov		Replace		Phy Dpr		Fnc Dpr		True Value	
Story Height		1H						1 DWELLING		1 F/C		14X16		1450				C-D		OLD/AV		142350		.55		67260	
Floor Level								2 Shed		B 0				224						2150		.65				750	
Main Part		Upper		FRAME		FRAME																					
Subtotal																											
Shingle				GABLE																							
Plaster/Drywall		B 1 2 U A				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%		1.0500																			
Standard		1																									

Call Back:

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

30-480012.0000-v082020R