MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480012.0000 RES
B44 2026

sale

2023 PRATER GARY R & BETH	1994-03-18	
2024 PRATER GARY R & BETH	1994-03-18	
2025 PRATER GARY R & BETH	1994-03-18	
2026 PRATER GARY R & BETH	1994-03-18	MC GUFFEYS 1ST 13
401 PAMELIA	2WD	
	$15,000	
MCGUFFEY OH 45859		

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

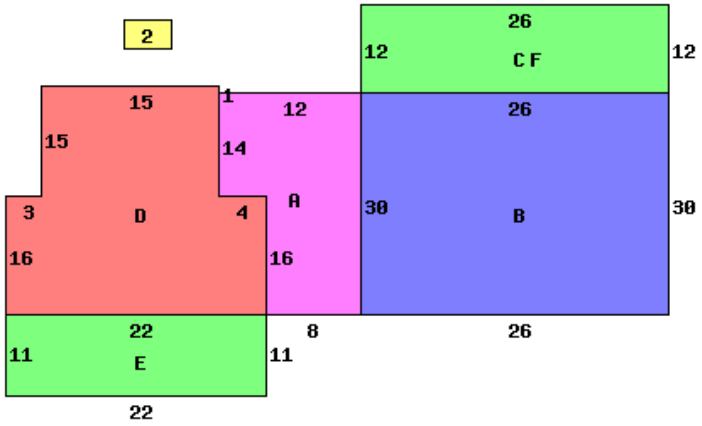
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	56490	56490	56490	56490		56490	68000	68010
Totl100%	60000t	60000t	60000t	60000t		60000t	72060t	72060t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	19770	19770	19770	19770		19770	23800	23800
Totl 35%	21000t	21000t	21000t	21000t		21000t	25220t	25220t
Hmstd35%								
Owner Oc	18.70	17.80	17.80	17.80	17.80			
Hmstd RB								
Net Tax	776.92	753.70	752.64	752.64	752.64			
Sp-Asmnt	84.73	104.41	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
2022	920	16070	16990	681.00
2021	920	16070	16990	718.90

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	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		
			Neighborhood:	
Central Heat	A		Code:	3000
FORCED AIR			Dwl/Gar/NC%	1.0500
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1450		C-	OLD/AV	142350	.55		67260
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	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-480012.0000-v082020R