

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480024.0000
B28

RES
2025

sale

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

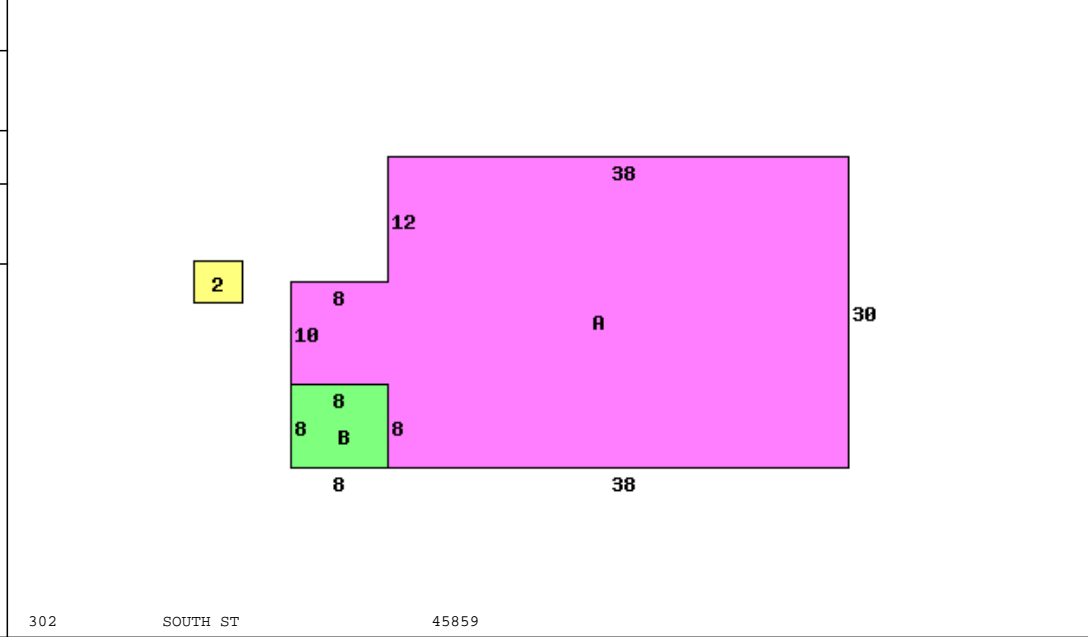
2022	LATIMORE TONY LEE	2010-08-03
2023	LATIMORE TONY LEE	2010-08-03
2024	LATIMORE TONY LEE	2010-08-03
2025	LATIMORE TONY LEE	2010-08-03 MC GUFFEYS 1ST 25
	302 E SOUTH ST	LWD
	MCGUFFEY OH 45859	\$28,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	36970	43600	43600	43600	43590
Totl100%	39600t	47110t	47110t	47110t	47090t
Cauvl00%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	12940	15260	15260	15260	15260
Totl 35%	13860t	16490t	16490t	16490t	16480t
Hmstd35%					
Owner Oc	14.86	14.68	13.98	13.98	
Hmstd RB					
Net Tax	555.54	610.06	591.84	590.98	
Sp-Asmnt	63.70	71.32	88.43	88.43	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1220	190	b	PORCH
PAT	P			64			
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
370	1	2010-08-03	LATIMORE TONY LEE	LWD *	28000	2490	32030
300	1	2010-08-03	LATIMORE JERRY R ETAL	1AF *	0	2490	32030
16	1	2010-01-13	LATIMORE JERRY R ETAL	1QC *	0	2490	32030
785	0	1985-11-01		*	0	0	23510

Year	Land	Bldg	Total	Net Tax
2021	920	12940	13860	586.46
2020	920	12940	13860	594.36

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



302 SOUTH ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1220 104460
	Subtotal		104460
Metal	Roof	GABLE	
Plaster/Drywall	X	Extra Features	190
Panelled Wall	X	Total Value	104650
Floor/Pine	X		
Floor/Carpet	X	PUB ALLEY	
Floor/Tile-Lino	X		
Number of Rooms	6	Neighborhood:	
Bedrooms	3	Code:	3000
		Dwl/Gar/NC%	.8700
Central Heat	A		
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 AF/C	1220		D+	OLD/AV	.55		34820
2 Garage		30X40	1200	C	1967AV	.65		8770
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		50.00	150	100	70	3500	3500	