MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480027.0000 RES
A35 2026

sale

2023 JORDAN JAY T	2021-08-20	
2024 JORDAN JUNELL	2023-03-10	
2025 JORDAN JUNELL	2023-03-10	
2026 JORDAN JUNELL	2023-03-10	MC GUFFEYS 1ST 28
501 ELM ST	1WD	
	$79,000	
MCGUFFEY OH 45859		

2028 BAUTISTA SANCHEZ GRISEL	2026-08-26	
501 ELM ST	1WD	
MCGUFFEY OH 45859		

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

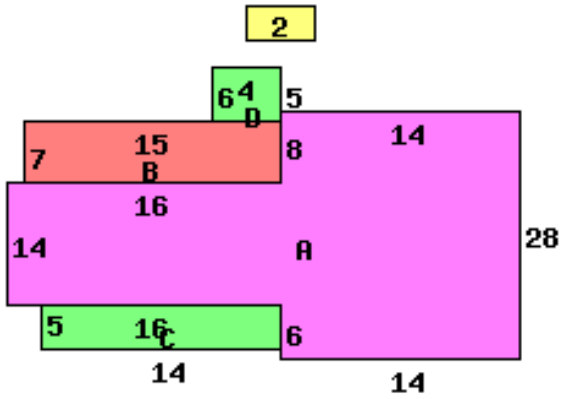
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	45800	45800	45800	45800		45800	55290	55280
Totl100%	49310t	49310t	49310t	49310t		49310t	59340t	59330t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	16030	16030	16030	16030		16030	19350	19350
Totl 35%	17260t	17260t	17260t	17260t		17260t	20770t	20770t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	653.92	634.10	633.22	633.22	633.22			
Sp-Asmnt	73.52	91.17	91.17	91.17				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		616		a	*MAIN
1	F/C	A		105		b	ADDTN
	OFP	P		70	2100	c	PORCH
	STP	P		24	100	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
341	1	2026-08-26	BAUTISTA SANCHEZ GRISELDA	1WD		90000	3510	45800
91	1	2023-03-10	JORDAN JUNELL	1WD		79000	2630	37170
361	1	2021-08-20	JORDAN JAY T	1QC	*	0	2630	37170
176	1	2021-05-07	JORDAN TODD J & VONDA COT	1WD		30000	2630	37170
773	1	1997-12-21	KUCK MARK A	1WD		38000	3260	17970

Year	Land	Bldg	Total	Net Tax
2022	920	13010	13930	573.28
2021	920	13010	13930	605.20

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			



501 ELM ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	721	90630
	Part Upper	FRAME	616	30540
	Subtotal			121170
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Pine		X	X		
Number of Rooms		3	3		
Bedrooms			3		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	2200
Total Value	123370
PUB ALLEY	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1337		C-	OLD/AV	111030	.55		52460
2	Garage		16X20	320		C	1950AV	7680	.65		2820

	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: 2015-05-08 Lister:

30-480027.0000-v082020R