

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480032.0000
A20

RES
2025

sale

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

2022 DYE MICHAEL E	2016-07-29
2023 DYE MICHAEL E	2016-07-29
2024 FORD RUSHA	2023-06-08
2025 FORD RUSHA	2023-06-08 MC GUFFEYS 1ST 34
307 MAIN ST	2QC SEE PCL 30-480032.01 FOR
MCGUFFEY OH 45859	\$0 REST OF SPECIALS

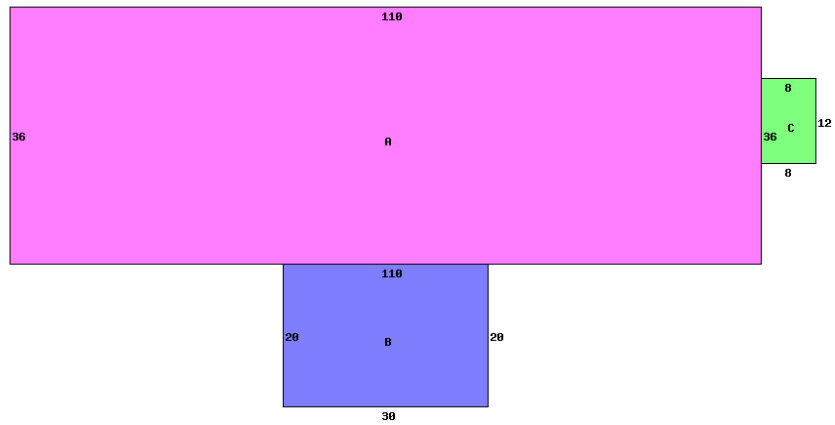
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	37430	39230	39230	39230	39220
Totl100%	40060t	42740t	42740t	42740t	42720t
Cauvl00%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	13100	13730	13730	13730	13730
Totl 35%	14020t	14960t	14960t	14960t	14950t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	576.98	566.78	549.60	548.86	
Sp-Asmnt	64.18	66.90	83.00	83.00	

SHB+	CON	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		3960		a	*MAIN
	CAR	G		600	4500	b	GRAGE
	DK	P		96	1440	c	PORCH

P/O# 33							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
238	2	2023-06-08	FORD RUSHA	2QC *	0	2630	37430
326	2	2016-07-29	DYE MICHAEL E	2QC *	0	3800	22110
310	2	2016-07-15	FORD BRADLEY	2QC *	0	3800	22110
60	2	2012-02-16	FORD BRADLEY W & RUSHA L	2WD	10000	3800	22110
453	2	2010-09-29	SPRADLIN RICHARD	2WD *	8000	3230	127110
373	2	2010-09-28	SCHWEMER MARK B	2AD *	0	3230	127110
243	2	2010-07-01	STATE OF OHIO	2 *	0	3230	127110
172	2	2008-05-07	STONE ELWOOD ETAL	2WD *	0	3030	125860
331	3	1998-07-31	STONE ELWOOD & ANTOINETT	3SD *	0	2290	0
89	3	1997-02-24	SCHER ROBERT J SR & EST	3WD	3500	2290	0
432	3	1996-09-20	HICKS LOIS ETAL	3CT *	0	2310	0
1106	3	1995-11-08	CLICK EARL	3CT *	0	2310	0

Year	Land	Bldg	Total	Net Tax
2021	920	13100	14020	609.12
2020	920	13100	14020	617.30

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



307 MAIN ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1	Sq-Ft	Value	
Floor Level	3960	230870	
Shingle	Subtotal	230870	
	Main	FRAME	
	Roof	GABLE	
Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Garages and Carports	4500
Floor/Tile-Lino	X	Extra Features	1440
Number of Rooms	8	Total Value	238910
Bedrooms	2		
Central Heat	A	PUB ALLEY	
SPACE HEAT		Neighborhood:	
Plumbing		Code:	3000
Standard	1	Dwl/Gar/NC%	.8700
Extra 2 Fixture	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Rate	Cond	Value	Dpr	Dpr	Value
		3960		D+	2002FR	.26	.70	39220
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	factor	rate	rate	value	value	
		50.00	150	100	70	70	3500	3500