MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480035.0000 RES
B17 2026

sale

2023 BURRIS RICK	2013-05-31	
2024 BURRIS RICK	2013-05-31	
2025 BURRIS RICK	2013-05-31	
2026 BURRIS RICK	2013-05-31	MC GUFFEYS 1ST 37
401 EAST	5AD	
	$0	
MCGUFFEY OH 45859		

2028 HICKS BEVERLY	2026-01-16	
401 EST	2WD	
MCGUFFEY OH 45859		

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

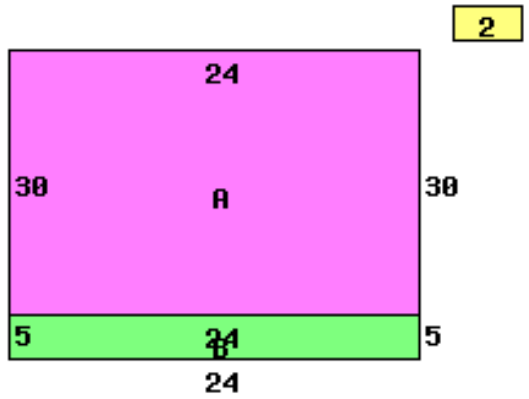
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	1630	1630	1630	1630		1630	1970	1980
Totl100%	5140t	5140t	5140t	5140t		5140t	6030t	6030t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	570	570	570	570		570	690	690
Totl 35%	1800t	1800t	1800t	1800t		1800t	2110t	2110t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	68.20	66.14	66.04	66.04	66.04			
Sp-Asmnt	27.39	36.38	36.38	36.38				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
	EFP	P		120	4800	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
29	2	2026-01-16	HICKS BEVERLY	2WD	*	0	3510	1630
245	5	2013-05-31	BURRIS RICK	5AD	*	0	3800	12170
201	6	2013-04-29	STATE OF OHIO	6WD	*	0	3800	12170
237	3	2001-06-05	STONE ANTOINETTE ROBERTA	3QC	*	0	2770	9000
1046	2	1993-10-21	STONE ELWOOD AND ANTOINE	2WD		16000	0	10710
17	1	1992-01-07		1UN	*	0	0	11000

Year	Land	Bldg	Total	Net Tax
2022	920	480	1400	57.62
2021	920	480	1400	60.82

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 EAST ST 45859

Occupancy 1 Single Family

Story Height 1			Sq-Ft	Value
Floor Level	Main	FRAME	720	90500
	Subtotal			90500
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Heating	-890
Panelled Wall	X	Extra Features	4800
Floor/Pine	X	Total Value	94410
Floor/Carpet	X		
Number of Rooms	4	PUB ALLEY	
Bedrooms	2		
		Neighborhood:	
Plumbing		Code:	3000
Standard	1	Dwl/Gar/NC%	1.0500

*DWELLING COMPUTATIONS

	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		720		D	OLD/PR	75530	.75	.90	1980
2	Shed	*PP 0	8X10	80			OLD/AV	0			0

	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:

30-480035.0000-v082020R