

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480037.0000
B19

RES
2025

sale

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

2022 DYE TAGE	2019-11-07
2023 DYE TAGE	2019-11-07
2024 DYE TAGE	2019-11-07
2025 DYE TAGE	2019-11-07 MC GUFFEYS 1ST PT 38-39
405 EAST ST	LWD
MCGUFFEY OH 45859	\$20,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2890	3860	3860	3860	3850
Bldg100%	33540	39310	39310	39310	39320
Totl100%	36430t	43170t	43170t	43170t	43170t
Cauvl00%					
Tax Value:					
Land 35%	1010	1350	1350	1350	1350
Bldg 35%	11740	13760	13760	13760	13760
Totl 35%	12750t	15110t	15110t	15110t	15110t
Hmstd35%					
Owner Oc	13.66	13.46	12.80	12.80	
Hmstd RB					
Net Tax	511.06	559.02	542.32	541.54	
Sp-Asmnt	63.75	70.59	83.55	83.55	

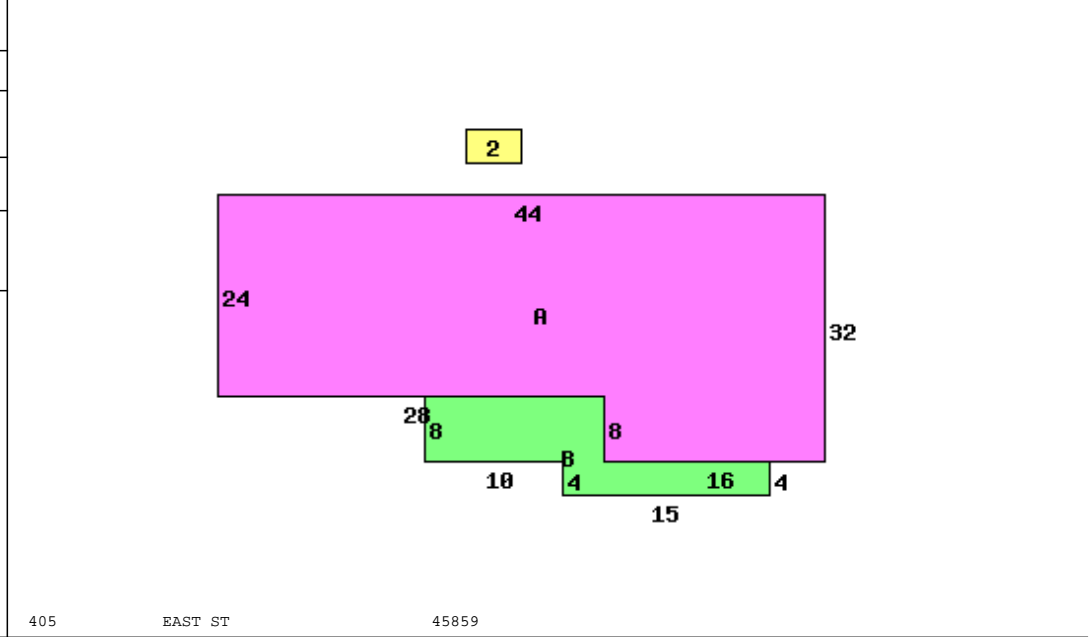
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1184		b	PORCH
	DK	P		164	2460		

#: 79, L/W
304800790000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
505	1	2019-11-07	DYE TAGE	LWD	20000	2740	27090
222	1	2014-05-30	DANIELS MARY ANN	LWD *	20000	4170	28600
124	1	2007-03-30	CLICK ERNEST E	ICT *	0	3340	27690

Year	Land	Bldg	Total	Net Tax
2021	1010	11740	12750	539.48
2020	1010	11740	12750	546.76

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1184	104890
Shingle	Main Subtotal	104890
	Roof	HIP
Plaster/Drywall	X	Air Conditioning 2110
Panelled Wall	X	Extra Features 2460
Floor/Hardwood	X	Total Value 109460
Floor/Carpet	X	
Number of Rooms	6	PUB ALLEY
Bedrooms	3	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Central A/C	A	Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		24X24	576	D	1984FR	11060		2890
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		55.00	150	100	70	3850	3850	

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-480037.0000-v082020R