MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480037.0000 RES
B19 2026

sale

2023 DYE TAGE	2019-11-07	
2024 DYE TAGE	2019-11-07	
2025 DYE TAGE	2019-11-07	
2026 DYE TAGE	2019-11-07	MC GUFFEYS 1ST PT 38-39
405 EAST ST	1WD	
	$20,000	
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%	3860	3860	3860	3860		3860	4460	4460
Bldg100%	39310	39310	39310	39310		39310	47430	47440
Totl100%	43170t	43170t	43170t	43170t		43170t	51890t	51900t
Cauv100%								
Tax Value:								
Land 35%	1350	1350	1350	1350		1350	1560	1560
Bldg 35%	13760	13760	13760	13760		13760	16600	16600
Totl 35%	15110t	15110t	15110t	15110t		15110t	18160t	18170t
Hmstd35%								
Owner Oc	13.46	12.80	12.80	12.80	12.80			
Hmstd RB								
Net Tax	559.02	542.32	541.54	541.54	541.54			
Sp-Asmnt	70.59	83.55	83.55	83.55				

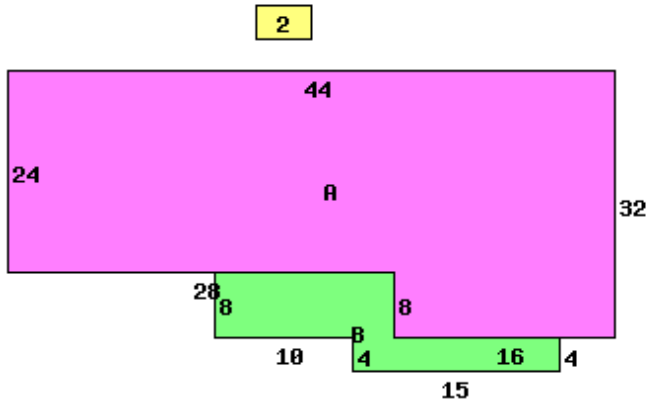
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1184		a	*MAIN
	DK	P		164	2460	b	PORCH

#: 79, L/W
304800790000

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

Year	Land	Bldg	Total	Net Tax
2022	1010	11740	12750	511.06
2021	1010	11740	12750	539.48

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				



405 EAST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1184	104890
	Subtotal			104890
Shingle	Roof	HIP		

B 1 2 U A

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		
		Neighborhood:	
Central Heat	A	Code:	3000
FORCED AIR		Dwl/Gar/NC%	1.0500
Central A/C	A		
Plumbing			
Standard	1		

	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		1184		D+	OLD/AV	93040	.55		43960
2	Garage		24X24	576		D	1984FR	11060	.70		3480

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	150	100	81	81	4460	4460

Call Back: Sign: PSN Date: 2015-05-01 Lister:

30-480037.0000-v082020R