MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480044.0000 RES
A61 2025

sale

2022	WATTS TRACY	2017-08-14
2023	DANIEL STEPHANIE N	2022-11-04
2024	DANIEL STEPHANIE N	2022-11-04
2025	DANIEL STEPHANIE N	2022-11-04 MC GUFFEYS 2ND 32 2WD
	509 EAST ST	$118,000
	MCGUFFEY OH 45859	

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

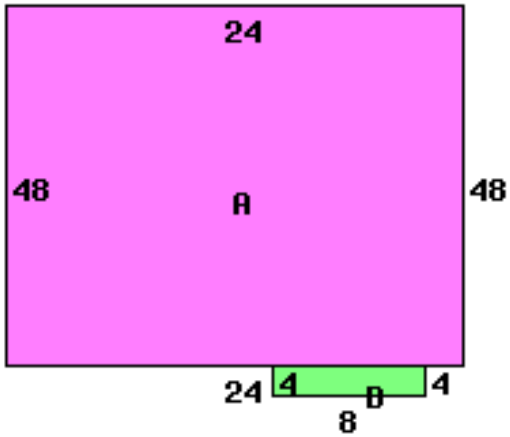
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	3170	79310	79310	79310	79300
Totl100%	5290t	82110t	82110t	82110t	82100t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	1110	27760	27760	27760	27760
Totl 35%	1850t	28740t	28740t	28740t	28730t
Hmstd35%				28740	
Owner Oc		25.60	24.36	24.36	hmstd 980 l 27760 b
Hmstd RB					
Net Tax	76.14	1063.26	1031.50	1030.04	
Sp-Asmnt	27.58	105.57	131.85	131.85	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		1152		a	*MAIN
	OFP	P		32	960	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
577	2	2022-11-04	DANIEL STEPHANIE N	2WD	118000	2110	3170
390	1	2017-08-14	WATTS TRACY	1WD	5000	3030	11090
2	2	2015-01-02	CARTER TAMMY JO	2WD *	0	3030	11090
1	2	2015-01-02	WATTS DRUCILLA	2CT *	0	3030	11090
26	2	1998-01-16	WATTS J ASTER & DRUCILLA	2WD	16000	3200	6310
366	0	1987-05-13		*	7000	0	20000

Year	Land	Bldg	Total	Net Tax
2021	740	1110	1850	80.36
2020	740	1110	1850	81.46

p r o j e c t		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			



509 EAST ST 45859

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		1152	102060
Subtotal				102060
Roof	GABLE			

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	2050
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	960
Number of Rooms	4	Total Value	107170
Bedrooms	2		
		PUB ALLEY	
Central Heat	A		
ELECTRIC		Neighborhood:	
Heat Pump	A	Code:	3000
Central A/C	A	Dwl/Gar/NC%	.8700
Plumbing			
Standard	1		
Extra 3 Fixture	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		1152		C-	1900VG	96450	.30	-.35	79300

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	70	70	2800	2800

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480044.0000-v082020R