

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480044.0000
A61

RES
2025

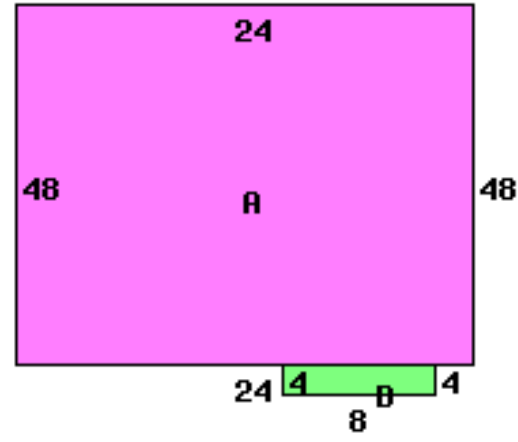
sale

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

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
509 EAST ST	2WD
MCGUFFEY OH 45859	\$118,000

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%					
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	a	*MAIN
1	F	M		1152	960	b	PORCH
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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			
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			



509 EAST ST 45859

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	Floor Level	Main Subtotal	FRAME	Sq-Ft	Value
1			FRAME	1152	102060
		Roof	GABLE		102060
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	
Central Heat				A	PUB ALLEY
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	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F			C-	1900VG	.30	-.35	79300
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		40.00	150	100	70	70	2800	2800