MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480044.0000 RES
A61 2026

sale

2023	DANIEL STEPHANIE N	2022-11-04
2024	DANIEL STEPHANIE N	2022-11-04
2025	DANIEL STEPHANIE N	2022-11-04
2026	DANIEL STEPHANIE N	2022-11-04 MC GUFFEYS 2ND 32
	509 EAST ST	2WD
		$118,000
	MCGUFFEY OH 45859	

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

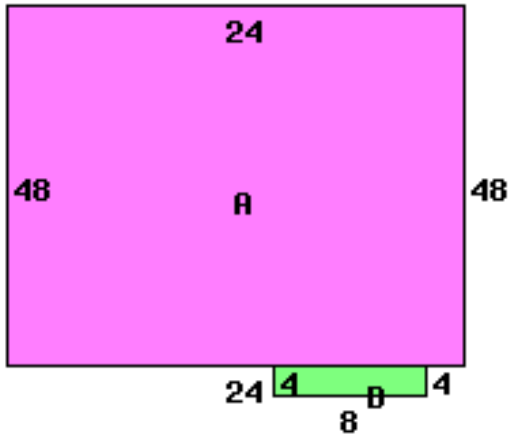
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	79310	79310	79310	79310		79310	95710	95700
Totl100%	82110t	82110t	82110t	82110t		82110t	98940t	98940t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	27760	27760	27760	27760		27760	33500	33500
Totl 35%	28740t	28740t	28740t	28740t		28740t	34630t	34630t
Hmstd35%				28740		28740	28740	
Owner Oc	25.60	24.36	24.36	24.36	24.36	hmstd 980 l 27760 b		
Hmstd RB								
Net Tax	1063.26	1031.50	1030.04	1030.04	1030.04			
Sp-Asmnt	105.57	131.85	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
2022	740	1110	1850	76.14
2021	740	1110	1850	80.36

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1152	102060
	Subtotal			102060
	Roof	GABLE		

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%	1.0500
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	95700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

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