

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480046.0000
A47

RES
2025

sale

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

2022 HOPKINS RYAN L	2018-01-12
2023 HOPKINS RYAN L	2018-01-12
2024 HOPKINS RYAN L	2018-01-12
2025 HOPKINS RYAN L	2018-01-12
510 EAST ST	2018-01-12 MC GUFFEYS 2ND 30
	2WD
MCGUFFEY OH 45859	\$0

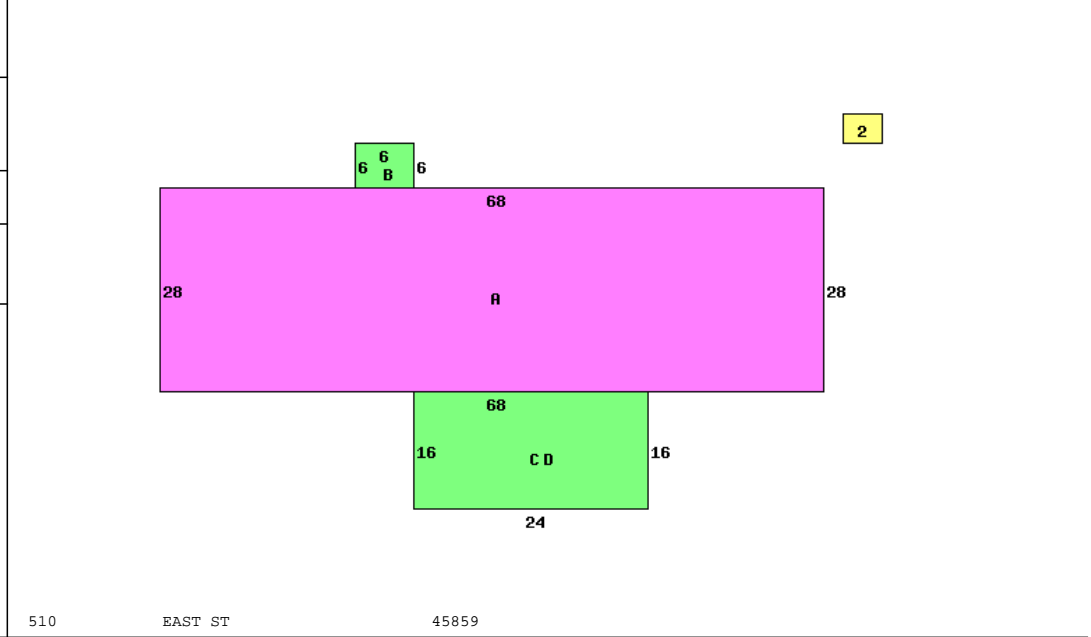
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	79630	85740	85740	85740	85730
Totl100%	81740t	88540t	88540t	88540t	88530t
Cauvl00%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	27870	30010	30010	30010	30010
Totl 35%	28610t	30990t	30990t	30990t	30990t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1177.40	1174.10	1138.50	1136.94	
Sp-Asmnt	108.06	114.96	139.82	139.82	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1904		a	*MAIN	
	DK	P		36	540	b	PORCH	
	CAN	P		384	3070	c	PORCH	
	PAT	P		384	1150	d	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
14	2	2018-01-12	HOPKINS RYAN L	2WD *	0	2000	64400
343	2	2017-08-07	SECRETARY OF HOUSING & UR	2WD *	0	3030	82910
18	2	2017-01-12	NATIONAL MORTGAGE LLC	2SH *	54270	3030	82910
171	2	1998-03-30	TYLER RANDY	2WD	9509	2110	310
152	2	1996-03-21	CONLEY GARY & MISTY R	2WD	7000	2110	310

Year	Land	Bldg	Total	Net Tax
2021	740	27870	28610	1242.96
2020	740	27870	28610	1259.70

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	Main	Sq-Ft Value
Floor Level	FRAME	1904 133110
Shingle	Subtotal	133110
	Roof	
Plaster/Drywall	B 1 2 U A	
	D	Air Conditioning 3260
		Plumbing 2100
Central Heat	A	Extra Features 4760
FORCED AIR		Total Value 143230
Central A/C	A	
Plumbing		PUB ALLEY
Standard	1	
Extra 3 Fixture	1	Neighborhood:
		Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1904			2008AV	114580	.14	Dpr	85730
2 Shed	*PP	10X14	80		OLD/PR	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		40.00	150	100	70	2800	2800		

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480046.0000-v082020R