

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480048.0000
A45

RES
2025

sale

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

2022 WINGFIELD ROBERT E ET	2015-12-14
2023 WINGFIELD ROBERT E ET	2015-12-14
2024 WINGFIELD ROBERT E ET	2015-12-14
2025 MILLER ROBERT & DESTINY	2024-09-30 MC GUFFEYS 2ND 28
512 EAST ST	3SD
MCGUFFEY OH 45859	\$12,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2110	2800	2800	2800	2800
Land100%	26740	44710	44710	44710	44720
Bldg100%	28860t	47510t	47510t	47510t	47520t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	9360	15650	15650	15650	15650
Totl 35%	10100t	16630t	16630t	16630t	16630t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	415.64	630.06	610.94	610.12	
Sp-Asmnt	52.42	71.36	88.94	88.94	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		732			
1	F/C	A		270			
	EFP	P		132	5280		
	EFP	P		84	3360		
	CAN	P		72	580		

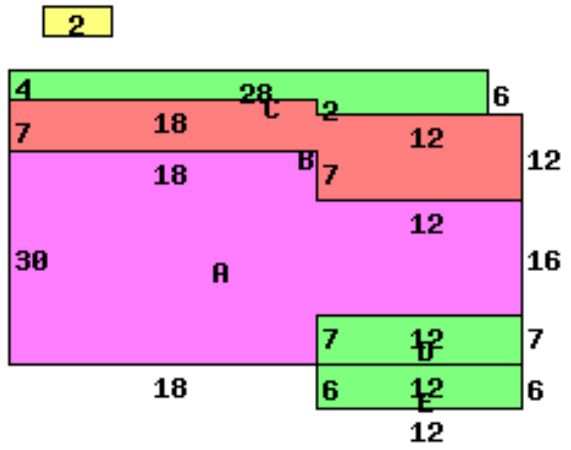
gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
425	3	2024-09-30	MILLER ROBERT & DESTINY H	3SD	12000	2800	44710
482	3	2015-12-14	WINGFIELD ROBERT E ETAL	3WD *	0	3030	38540
295	3	2013-06-13	LAWRENCE DAVID G & JESSIC	3SD	35000	3030	38540
140	1	2011-04-08	WINGFIELD ROBERT E ETAL	1WD *	0	2970	39660
69	1	2009-03-04	MILLER MICAH I & HEATHER	1SD	43700	2970	39660
356	1	2006-06-08	WINGFIELD THOMAS ETAL	1WD	12000	2830	39310
538	1	2002-12-18	CONLEY GARY	1CT *	0	2570	34710

Year	Land	Bldg	Total	Net Tax
2021	740	9360	10100	438.80
2020	740	9360	10100	444.70

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		



512 EAST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1002 100850
	Full Upper	FRAME	732 55270
	Subtotal		156120
Metal	Roof	GABLE	
Plaster/Drywall	X X	Heating	-2170
Panelled Wall	X	Extra Features	9220
Floor/Carpet	X	Total Value	163170
Number of Rooms	4 3		
Bedrooms	2 3	PUB ALLEY	
Plumbing		Neighborhood:	
Standard	1	Code:	3000
		Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1734		C-	OLD/FR	146850	.65	Dpr	44720
2 Garage	*NV 0	14X22	308		OLD/VP	0		Dpr	0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		40.00	150	100	70	2800	2800		