MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480051.0000 RES
A42 2025

sale

2022	HOPKINS RYAN L & JOLE	2021-06-18
2023	HOPKINS RYAN L & JOLE	2021-06-18
2024	PRATER JOSHUA M	2023-03-06
2025	HILLIARD DAVID W & LISA 513 ELM ST MCGUFFEY OH 45859	2024-05-22 MC GUFFEYS 2ND 25 2WD $12,000

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	570	570	570
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%				0	
Totl100%	2110t	2800t	2800t	2800t	2800t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%					0
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	
Sp-Asmnt	6.24	6.93	15.47	15.47	

MOBILE HOME ACCT: 30-0003 TITLE:33-00402735 2006 FOUR SEASONS

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
197	2	2024-05-22	HILLIARD DAVID W & LISA L	2WD	12000	2800	0
85	2	2023-03-06	PRATER JOSHUA M	2SD	7500	2110	0
273	2	2021-06-18	HOPKINS RYAN L & JOLENE E	2WD	6000	2110	0
104	4	2002-03-04	VANHOOSE TONY	4WD	45000	2540	0

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

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	

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513 ELM ST 45859

PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE	*	14X60	840			2006AV	0			0

	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: 30-480051.0000-v082020R