

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-480051.0000  
A42

RES  
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	2024-05-22 MC GUFFEYS 2ND 25
513 ELM ST	2WD
MCGUFFEY OH 45859	\$12,000

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	500	500	570	570	570
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%				0	
Totl100%	2110t	2800t	2800t	2800t	2800t
Cauvl00%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%					
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	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

project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025
514 *MCGUFFEY LIGHTS				XV/2025



513 ELM ST 45859

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 MH/LRE	*	FtxFt Area	Rate	Grade	Cond Value	Dpr Dpr	Value
		14X60 840			2006AV 0		0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended true value
		40.00	150	100	70	70	2800 2800

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480051.0000-v082020R