

MARION TWP
MCGUFFEY CORP

Hardin County, Ohio
Michael T. Bacon, Auditor

Page 1 of 1

RES
2025

00290

- sale

2022 HOPKINS RYAN L & JOLE
2023 HOPKINS RYAN L & JOLE
2024 PRATER JOSHUA M
2025 HILLIARD DAVID W & LISA
513 ELM ST
MCGUFFEY OH 45859

2021-06-18
2021-06-18
2023-03-06
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	2025
Prop CIs	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%					
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	35.96
Sp-Asmnt	6.24	6.93	15.47	15.47	

CAMA
570
3240
3240t

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

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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		

513	ELM ST	45859
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PUB ALLEY	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	1.0500

1	Bldg Type MH/LRE	SHB+Cons *	DixHt FtxFt 14X60	Area 840	Unit Rate	Grade	Blt/Renov Cond 2006AV	Replace Value 0	Phy Dpr	Fnc Dpr	True Value 0
front lot		acres/ frontage	effective frontage 40.00	depth 150	depth factor 100	actual rate 81	effective rate 81	extended value 3240			true value 3240

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-480051.0000-v082020R

1