MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480051.0000 RES
A42 2026

sale

2023	HOPKINS RYAN L & JOLE	2021-06-18
2024	PRATER JOSHUA M	2023-03-06
2025	HILLIARD DAVID W & LI	2024-05-22
2026	HILLIARD DAVID W & LISA	2024-05-22 MC GUFFEYS 2ND 25
	513 ELM ST	2WD
		$12,000
	MCGUFFEY OH 45859	

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

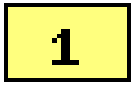
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	570	570	570	0	570	570	570
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%				0				
Totl100%	2800t	2800t	2800t	2800t		2800t	3230t	3240t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%								0
Totl 35%	980t	980t	980t	980t		980t	1130t	1130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	37.12	36.00	35.96	35.96	35.96			
Sp-Asmnt	6.93	15.47	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
2022	740	0	740	30.44
2021	740	0	740	32.16

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% 1.0500

	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	81	81	3240	3240

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