MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480061.0000 RES
A26 2025

sale

2022	NELSON ROBERT S	1994-08-16
2023	NELSON ROBERT S	1994-08-16
2024	NELSON ROBERT S	1994-08-16
2025	SPRADLIN GARRETT W & ER	2024-06-11 MC GUFFEYS 2ND 15
	515 PAMELA ST	1SD
		$105,000
	MCGUFFEY OH 45859	

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

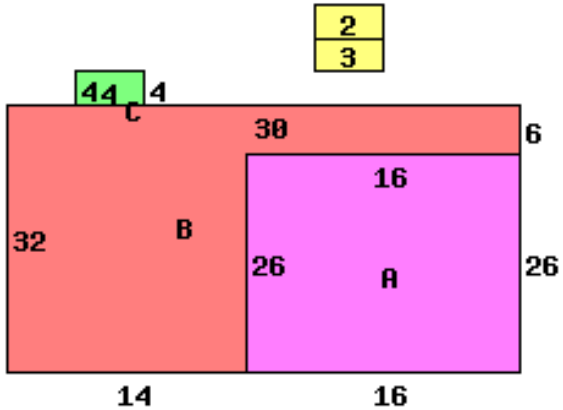
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	36110	41400	41400	41400	41400
Totl100%	38230t	44200t	44200t	44200t	44200t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	12640	14490	14490	14490	14490
Totl 35%	13380t	15470t	15470t	15470t	15470t
Hmstd35%				15440	
Owner Oc				13.08	hmstd 980 l 14460 b
Hmstd RB					
Net Tax	550.64	586.12	568.34	554.46	
Sp-Asmnt	62.24	68.30	84.82	84.82	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
1	F/C	A		544		b	ADDTN
	STP	P		16	60	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
225	1	2024-06-11	SPRADLIN GARRETT W & ERIN	1SD	105000	2800	41400
743	1	1994-08-16	NELSON ROBERT S	1QC *	0	0	20310
1176	1	1992-12-23		1WD	20000	0	21800
116	0	1987-02-24		*	0	0	27510

Year	Land	Bldg	Total	Net Tax
2021	740	12640	13380	581.30
2020	740	12640	13380	589.12

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	
500 HARDIN COUNTY LANDFILL	XA/2025	



515 PAMELIA ST 45859

Occupancy 1 Single Family

Story Height 1H
Floor Level

			Sq-Ft	Value
Main	FRAME		960	100780
Part Upper	FRAME		416	22960
Subtotal				123740
Roof	GABLE			

Shingle

*DWELLING COMPUTATIONS

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Carpet		X	X		
Number of Rooms		4	2		
Bedrooms		1	2		
Central Heat		A			
GRAV AIR					
Plumbing					
Standard	1				

Extra Features	60
Total Value	123800
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	DWELLING	1H F/C		1376		D+	OLD/AV	105230	.55		41200
2	Garage	*SV CB 0	12X24	288		C	OLD/PR	0			100
3	Lean-To	*SV CB 0	10X10	100		C	OLD/PR	0			100

	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: 30-480061.0000-v082020R