

MARION TWP
MCGUFFEY CORP

00290

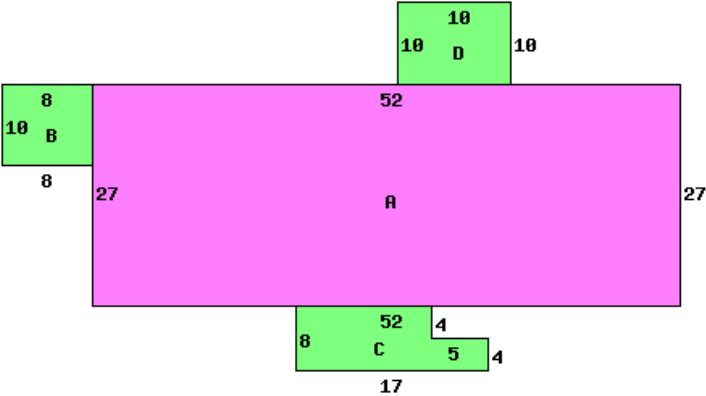
Hardin County, Ohio
Michael T. Bacon, Auditor

30-490002.0000
C11

RES
2025

Sale		Eff Rate: 45.44		41.45	40.13	40.13	a/r	
2022	CURL DUANE BRIAN JR &	2019-10-09	Tax Year	2022	2023	2024	2025	CAMA
2023	CURL DUANE BRIAN JR &	2019-10-09	Prop Cls	510	510	510	510	510
2024	CURL DUANE BRIAN JR &	2019-10-09	Acres					
2025	CURL DUANE BRIAN JR & H	2019-10-09	JOHN MC GUFFEYS 2	Land100%	2770	3740	3740	3730
	407 W RAILROAD ST	5WD		Bldg100%	39460	63490	63490	63480
	MCGUFFEY OH 45859	\$0		Totl100%	42230t	67230t	67230t	67210t
				Cauv100%				
				Tax Value:				
				Land 35%	970	1310	1310	1310
				Bldg 35%	13810	22220	22220	22220
				Totl 35%	14780t	23530t	23530t	23520t
				Hmstd35%				
				Owner 0c				
				Hmstd RB				
				Net Tax	608.24	891.48	864.44	
				Sp-Asmnt	66.30	91.68	111.87	

SHB+ 1	CONS F/C DK DK DK	TYPE M P P P	FACT	SQ-FT 1404 80 116 100	VALUE 1200 1740 1500	a b c d	*MAIN PORCH PORCH PORCH
S/W 05.2-04 -49 -001	Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land co:bldg
378	5		2019-10-09	CURL DUANE BRIAN JR & HEA	SWD *	0	2660 31770
639	5		2000-11-01	MILLER MICHAEL W	SWD	72000	3170 0
417	5		2000-10-06	CONLEY MERIT MICHAEL	SWD *	0	3170 0
604	0		1986-08-01		5QC *	11500	0 1910
Year	Land	Bldg	Total	Net Tax			
2021	970	13810	14780	642.12			
2020	970	13810	14780	650.78			
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			



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS																					
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True									
Floor Level						1 MH/REAL	1 F/C	27X52	1404	Rate	MHD	1997AV	96000	.24	Dpr	Value									
		Main	FRAME	1404	111000											63480									
		Subtotal			111000																				
Metal		Roof	GABLE			front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value											
		B 1 2 U A				54.1300	54.00	144	98	70	69	3730	3730												
Plaster/Drywall		D																							
Floor/Carpet		X																							
Floor/Tile-Lino		X																							
Number of Rooms		5																							
Bedrooms		2																							
Central Heat		A																							
FORCED AIR																									
Central A/C		A																							
Plumbing																									
Standard		1																							
Extra 3 Fixture		1																							
				Air Conditioning		2460																			
				Plumbing		2100																			
				Extra Features		4440																			
				Total Value		120000																			
				PUB PAVED ST/RD																					
				Neighborhood:																					
				Code:		3000																			
				Dwl/Gar/NC%		.8700																			
						Call Back:	Sign: PSN Date: 2015-06-29 Lister:										30-199002-0000-v082020P								

Call Back:

Sign: PSN Date: 2015-06-29 Lister:

30-490002.0000-v082020R