

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 — 40.08 — a/r

2022 CURL DUANE BRIAN JR &	2019-10-09	
2023 CURL DUANE BRIAN JR &	2019-10-09	
2024 CURL DUANE BRIAN JR &	2019-10-09	
2025 CURL DUANE BRIAN JR & H	2019-10-09	JOHN MC GUFFEYS 2
407 W RAILROAD ST	5WD	
MCGUFFEY OH 45859	\$0	

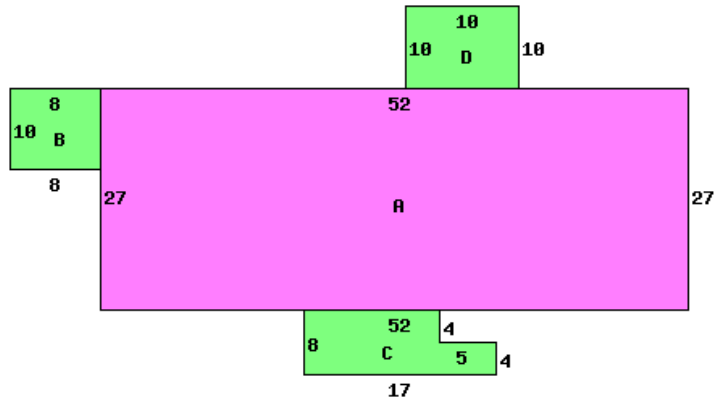
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2770	3740	3740	3740	3740	3730
Bldg100%	39460	63490	63490	63490	63490	63480
Totl100%	42230t	67230t	67230t	67230t	67230t	67210t
Cauv100%						
Tax Value:						
Land 35%	970	1310	1310	1310	1310	1310
Bldg 35%	13810	22220	22220	22220	22220	22220
Totl 35%	14780t	23530t	23530t	23530t	23530t	23520t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	608.24	891.48	864.44	863.24	863.24	
Sp-Asmnt	66.30	91.68	111.87	111.87		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1404		a	*MAIN
	DK	P		80	1200	b	PORCH
	DK	P		116	1740	c	PORCH
	DK	P		100	1500	d	PORCH

S/W	05.2-04	-49	-001	05.2-04	-49	-003		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd	
378	5	2019-10-09	CURL DUANE BRIAN JR & HEA	5WD *	0	2660	31770	
639	5	2000-11-01	MILLER MICHAEL W	5WD	72000	3170	0	
417	5	2000-10-06	CONLEY MERIT MICHAEL	5QC *	0	3170	0	
604	0	1986-08-01			11500	0	1910	

Year	Land	Bldg	Total	Net Tax
2021	970	13810	14780	642.12
2020	970	13810	14780	650.78

Project	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



407 W RAILROAD ST 45812

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1404	111000
Metal	Roof	111000
Plaster/Drywall	D	Air Conditioning 2460
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	X	Extra Features 4440
Number of Rooms	5	Total Value 120000
Bedrooms	2	
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		
Central A/C	A	Neighborhood:
Plumbing		Code: 3000
Standard	1	Dwl/Gar/NC% .8700
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 MH/REAL	1 F/C	27X52	1404	MHD	1997AV	.24	63480
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	rate	rate	value	value
	54.1300	54.00	144	98	70	3730	3730

Plaster/Drywall	D	Air Conditioning	2460
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	X	Extra Features	4440
Number of Rooms	5	Total Value	120000
Bedrooms	2		
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3000
Standard	1	Dwl/Gar/NC%	.8700
Extra 3 Fixture	1		