MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490002.0000 RES
C11 2026

sale

2023 CURL DUANE BRIAN JR &	2019-10-09	
2024 CURL DUANE BRIAN JR &	2019-10-09	
2025 CURL DUANE BRIAN JR &	2019-10-09	
2026 CURL DUANE BRIAN JR & H	2019-10-09	JOHN MC GUFFEYS 2
407 W RAILROAD ST	5WD	
	$0	
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	510	510	510	510	0	510	510	510
Acres								
Land100%	3740	3740	3740	3740		3740	4260	4270
Bldg100%	63490	63490	63490	63490		63490	76600	76610
Totl100%	67230t	67230t	67230t	67230t		67230t	80860t	80880t
Cauv100%								
Tax Value:								
Land 35%	1310	1310	1310	1310		1310	1490	1490
Bldg 35%	22220	22220	22220	22220		22220	26810	26810
Totl 35%	23530t	23530t	23530t	23530t		23530t	28300t	28310t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	891.48	864.44	863.24	863.24	863.24			
Sp-Asmnt	91.68	111.87	111.87	111.87				

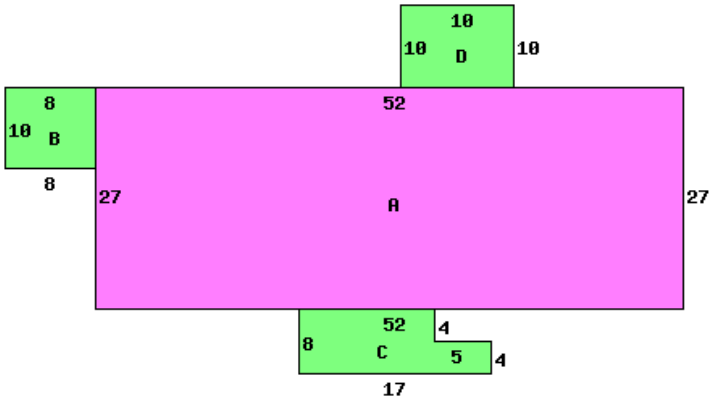
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1404		a	*MAIN
	DK	P		80	1200	b	PORCH
	DK	P		116	1740	c	PORCH
	DK	P		100	1500	d	PORCH

S/W 05.2-04 -49 -001 05.2-04 -49 -003

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	970	13810	14780	608.24
2021	970	13810	14780	642.12

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

Story Height 1

			Sq-Ft	Value
Floor Level	Main	FRAME	1404	111000
	Subtotal			111000
Metal	Roof	GABLE		

B 1 2 U A

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		
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3000
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 3 Fixture	1		

*DWELLING COMPUTATIONS

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C	27X52	1404		MHD	1997AV	96000	.24		76610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	54.1300	54.00	144	98	81	79	4270	4270

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

30-490002.0000-v082020R