

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500005.0000
C53

RES
2025

sale

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

2022 HALL ASHLIE L	2019-12-12
2023 HALL ASHLIE L	2019-12-12
2024 HALL ASHLIE L	2019-12-12
2025 HALL ASHLIE L	2019-12-12 MCGUFFEYS HRS 2ND 41
309 MARION ST	3WD
MCGUFFEY OH 45859	\$89,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	3060	4060	4060	4060	4060
Bldg100%	57660	108170	108170	108170	108160
Totl100%	60710t	112230t	112230t	112230t	112220t
Cauv100%					
Tax Value:					
Land 35%	1070	1420	1420	1420	1420
Bldg 35%	20180	37860	37860	37860	37860
Totl 35%	21250t	39280t	39280t	39280t	39280t
Hmstd35%					
Owner Oc	22.76	35.00	33.28	33.30	
Hmstd RB					
Net Tax	851.76	1453.18	1409.78	1407.78	
Sp-Asmnt	85.72	138.00	166.67	166.67	

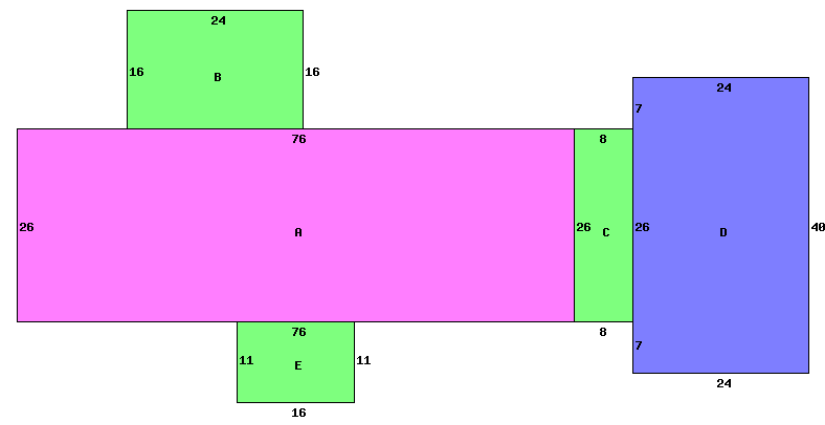
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1976			
	DK	P		384	5760	b	PORCH
	OBW	P		208	6240	c	PORCH
	F	G		960	23040	d	GRAGE
	OFF	P		176	5280	e	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
554	3	2019-12-12	HALL ASHLIE L	3WD	89000	2910	46800
847	3	2005-12-20	MCCRACKEN EDWARD V & SAU	3WD	84950	3510	60200
494	3	2005-12-20	SMITH GLENN W	3CT *	0	3510	60200
341	3	2001-07-12	SMITH GLENN W & RUBY C	3WD	95000	3200	60660
196	3	2000-04-10	JORDAN TODD J & VONDA L	3WD	68000	3200	60660
606	3	1999-10-07	KRUMMREY DUANE R & TREEN	3SD	68000	3770	38110
341	1	1993-04-30	RISNER MICHAEL D II & LE	1WD	32500	0	37310
Year	Land	Bldg	Total	Net Tax			
2021	1070	20180	21250	899.16			
2020	1070	20180	21250	911.26			

project

902 MAIN DISTRICT CONSERVANCY	XA/2025	ben acres	/	%	factor
910 COTTONWOOD CONSERVANCY	XA/2025				
514 *MCGUFFEY LIGHTS	XV/2025				
500 HARDIN COUNTY LANDFILL	XA/2025				



309 MARION ST 45859

Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	1976	136210	
Shingle	Subtotal	FRAME		136210	
	Roof	GABLE			
	B 1 2 U A				
Panelled Wall	X	Air Conditioning		3500	
Floor/Carpet	X	Plumbing		2800	
Floor/Tile-Lino	X	Garages and Carports		23040	
Number of Rooms	7	Extra Features		17280	
Bedrooms	3	Total Value		182830	
Central Heat	A	Neighborhood:		S	
FORCED AIR					
Central A/C	A				
Plumbing		Code:		3000	
Standard	1	Dwl/Gar/NC%		.8700	
Extra 3 Fixture	1				
Extra Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy Fnc	True
1 MH/REAL	1 F/C	26X76	1976	Rate	Grade	Cond	Dpr Dpr	Value
					MHD	1998VG	.15	108160
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
	58.1500	58.00	150	100	70	70	4060	4060