MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500005.0000 RES
C53 2026

## sale

| | | |
|---|---|---|
| 2023 HALL ASHLIE L | 2019-12-12 | |
| 2024 HALL ASHLIE L | 2019-12-12 | |
| 2025 HALL ASHLIE L | 2019-12-12 | |
| 2026 HALL ASHLIE L | 2019-12-12 | MCGUFFEYS HRS 2ND 41 |
| 309 MARION ST | 3WD | |
| | $89,000 | |
| 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 | 560 | 560 | 560 | 560 | 0 | 560 | 560 | 560 |
| Acres | | | | | | | | |
| Land100% | 4060 | 4060 | 4060 | 4060 | | 4060 | 4710 | 4700 |
| Bldg100% | 108170 | 108170 | 108170 | 108170 | | 108170 | 130540 | 130540 |
| Totl100% | 112230t | 112230t | 112230t | 112230t | | 112230t | 135260t | 135240t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1420 | 1420 | 1420 | 1420 | | 1420 | 1650 | 1650 |
| Bldg 35% | 37860 | 37860 | 37860 | 37860 | | 37860 | 45690 | 45690 |
| Totl 35% | 39280t | 39280t | 39280t | 39280t | | 39280t | 47340t | 47330t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 35.00 | 33.28 | 33.30 | 33.30 | 33.30 | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1453.18 | 1409.78 | 1407.78 | 1407.78 | 1407.78 | | | |
| Sp-Asmnt | 138.00 | 166.67 | 166.67 | 166.67 | | | | |

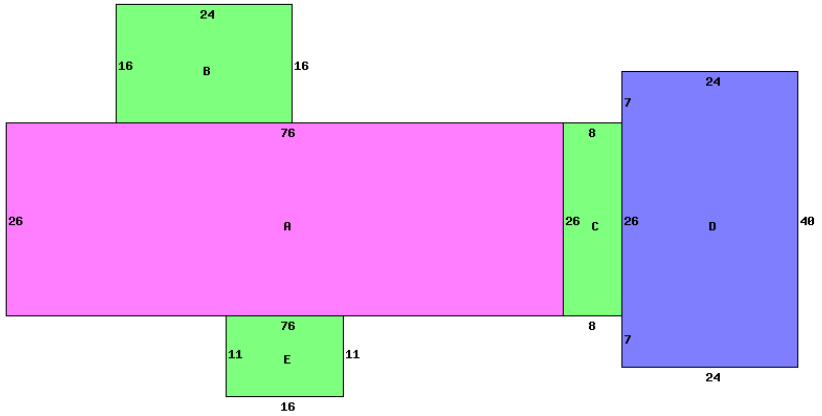
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1976 | | a | *MAIN |
| | DK | P | | 384 | 5760 | b | PORCH |
| | OBW | P | | 208 | 6240 | c | PORCH |
| | F | G | | 960 | 23040 | d | GRAGE |
| | OFP | P | | 176 | 5280 | e | PORCH |

gas fireplace

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| 2022 | 1070 | 20180 | 21250 | 851.76 |
| 2021 | 1070 | 20180 | 21250 | 899.16 |

| 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 | | | |




309 MARION ST 45859

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1976 | 136210 |
| | Subtotal | | | 136210 |
| Shingle | 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 | | |
| FORCED AIR | | Neighborhood: | S |
| Central A/C | A | | |
| Plumbing | | Code: | 3000 |
| Standard | 1 | Dwl/Gar/NC% | 1.0500 |
| Extra 3 Fixture | 1 | | |
| Extra Fixture | 1 | | |

| | 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 | 26X76 | 1976 | | MHD | 1998VG | 146260 | .15 | | 130540 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 58.1500 | 58.00 | 150 | 100 | 81 | 81 | 4700 | 4700 |

Call Back: Sign: PSN Date: 2015-06-30 Lister: