

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500014.0000
C56

RES
2025

sale

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

2022 WALBORN HOLLY M	2020-08-14
2023 WALBORN HOLLY M	2020-08-14
2024 WALBORN HOLLY M	2020-08-14
2025 WALBORN HOLLY M	2020-08-14 MC GUFFEYS HRS 2ND E PT
308 MARION ST	4WD 38
MCGUFFEY OH 45859	\$85,500

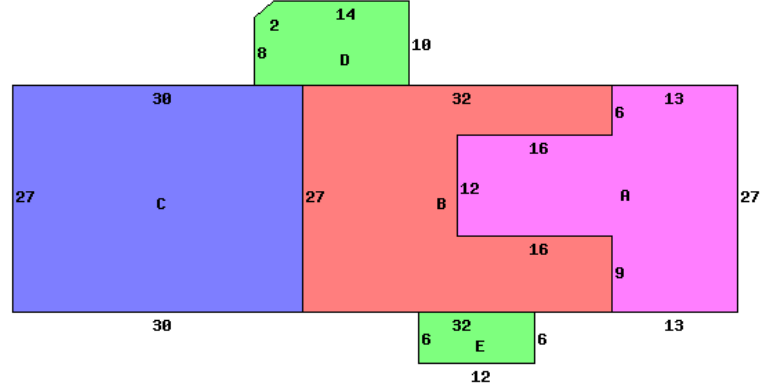
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1570	2110	2110	2110	2100
Bldg100%	63460	82890	82890	82890	82880
Totl100%	65030t	85000t	85000t	85000t	84980t
Cauv100%					
Tax Value:					
Land 35%	550	740	740	740	740
Bldg 35%	22210	29010	29010	29010	29010
Totl 35%	22760t	29750t	29750t	29750t	29740t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	936.66	1127.12	1092.96	1091.44	
Sp-Asmnt	90.19	110.47	133.51	133.51	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		543		b	ADDTN
1	F/C	A		672		c	GRAGE
	F2	G		810	19440	d	PORCH
	DK	P		158	2370	e	PORCH
	STP	P		72	290		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
358	4	2020-08-14	WALBORN HOLLY M	4WD	85500	1510	50970
260	4	2015-05-29	MASON MARSHA L	4WD	80000	2290	42370
199	4	2015-05-08	GRANT DARLENE J ETAL	4AF *	0	2290	42370
298	7	2007-08-07	GRANT DARLENE J ETAL	7CT *	0	1830	37000
433	4	2005-11-07	GRANT DARLENE J ETAL	4WD *	0	1660	33290

Year	Land	Bldg	Total	Net Tax
2021	550	22210	22760	988.82
2020	550	22210	22760	1002.14

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



308 MARION ST 45859

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1215 104030
	Part Upper	FRAME 543 28360
	Subtotal	132390
Metal	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X X	Air Conditioning 2180
Panelled Wall	X	Plumbing 2100
Floor/Hardwood	X	Garages and Carports 19440
Floor/Pine	X	Extra Features 2660
Floor/Carpet	X X	Total Value 158770
Number of Rooms	4 3	
Bedrooms	1 3	PUB ALLEY
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Central A/C	X	Dwl/Gar/NC% .8700
Plumbing		
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1758		C	OLD/GD	.40	82880
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	actual	rate	value	value
	29.7000	30.00	150	100	70	2100	2100