

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500030.0000
C115

RES
2025

sale

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

2022	JEFFERS CHRISTINE	2006-04-18
2023	JEFFERS CHRISTINE	2006-04-18
2024	JEFFERS CHRISTINE	2006-04-18
2025	JEFFERS CHRISTINE	2006-04-18
307 SOUTH ST		2006-04-18 MC GUFFEYS HRS 2ND PT 28
MCGUFFEY OH 45859		1WD
		\$32,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2510	3310	3310	3310	3310
Land100%	30430	34940	34940	34940	34940
Bldg100%	32940t	38260t	38260t	38260t	38250t
Totl100%					
Cauv100%					

2026	VARGAS BRENDA & 307 SOUTH ST	2025-03-20
MCGUFFEY OH 45859		1SD

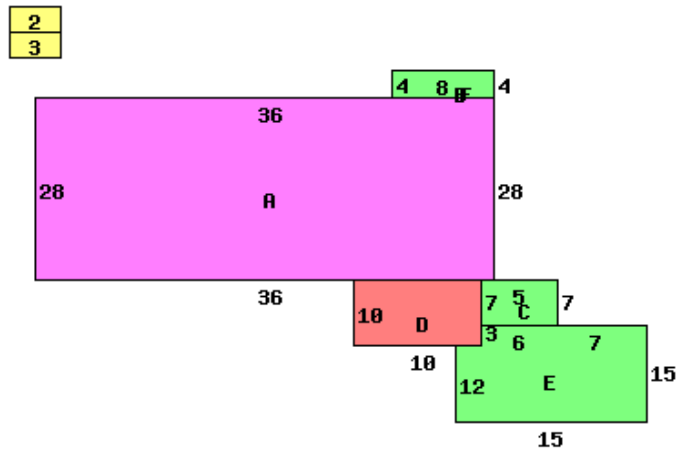
Tax Value:					
Land 35%	880	1160	1160	1160	1160
Bldg 35%	10650	12230	12230	12230	12230
Totl 35%	11530t	13390t	13390t	13390t	13390t
Hmstd35%					
Owner Oc					
Hmstd RB	474.50	507.30	491.92	491.24	
Net Tax					
Sp-Asmnt	56.72	62.12	77.46	77.46	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1008			
	CAN	P		32	260	b	PORCH
	STP	P		42	170	c	PORCH
1	F/C	A		100		d	ADDTN
	PAT	P		219	660	e	PORCH
	STP	P		32	130	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
111	1	2025-03-20	VARGAS BRENDA &	1SD	65000	3310	34940
229	1	2006-04-18	JEFFERS CHRISTINE	1WD	32000	3570	22830
293	1	2003-05-30	EVANS JAMES & LENA	1WD	30000	3260	21090
544	1	1999-09-16	HAYS COREY D	1WD	26000	3830	16400
845	1	1994-09-09	VAN HOOSE ANNIE L	1WD *	18000	0	19310
844	1	1994-09-09	VAN HOOSE ANNIE L	1WD *	16000	0	19310
244	1	1992-03-20		1UN *	0	0	19200
995	0	1986-12-03			0	0	19110

Year	Land	Bldg	Total	Net Tax
2021	880	10650	11530	500.94
2020	880	10650	11530	507.66

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



307 SOUTH ST 45859

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1108 102260
Shingle	Subtotal		102260
	Roof	GABLE	
Plaster/Drywall	X	Extra Features	1220
Panelled Wall	X	Total Value	103480
Floor/Pine	X		
Floor/Carpet	X	PUB ALLEY	
Number of Rooms	4		
Bedrooms	2	Neighborhood:	
Central Heat	A	Code:	3000
FORCED AIR		Dwl/Gar/NC%	.8700
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	Area	Rate	D+	Cond	Value	Dpr	Dpr	Value
2 Shed	*NV 0	12X12	144		OLD/AV	87960	.55		34440
3 P	*SV PATO	20X20	216		OLD/AV	0			0
					1992FR	500			500
front lot	acres/	effective	depth	depth	actual	effective	extended	true	true
	frontage	frontage	factor	factor	rate	rate	value	value	value
	58.1500	58.00	102	82	70	57	3310	3310	3310