

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510030.0000
A97

RES
2025

sale

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

2022 ROY PHILIP	2022-09-08
2023 ROY PHILIP & BRENDA	2023-11-07
2024 ROY BRENDA	2023-11-07 MC GUFFEYS 3RD 29 30
2025 ROY BRENDA	IAF
706 ELM	
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4200	5600	5600	5600	5600
Bldg100%	38230	56340	56340	56340	56330
Totl100%	42430t	61940t	61940t	61940t	61930t
Cauv100%					
Tax Value:					
Land 35%	1470	1960	1960	1960	1960
Bldg 35%	13380	19720	19720	19720	19720
Totl 35%	14850t	21680t	21680t	21680t	21680t
Hmstd35%	12940	19760	19760	18810	
Owner Oc	13.86	17.60	16.74	15.94	hmstd 1960 1 16850 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	246.56	464.52	428.00	415.64	
Sp-Asmnt	68.31	88.11	106.83	106.83	

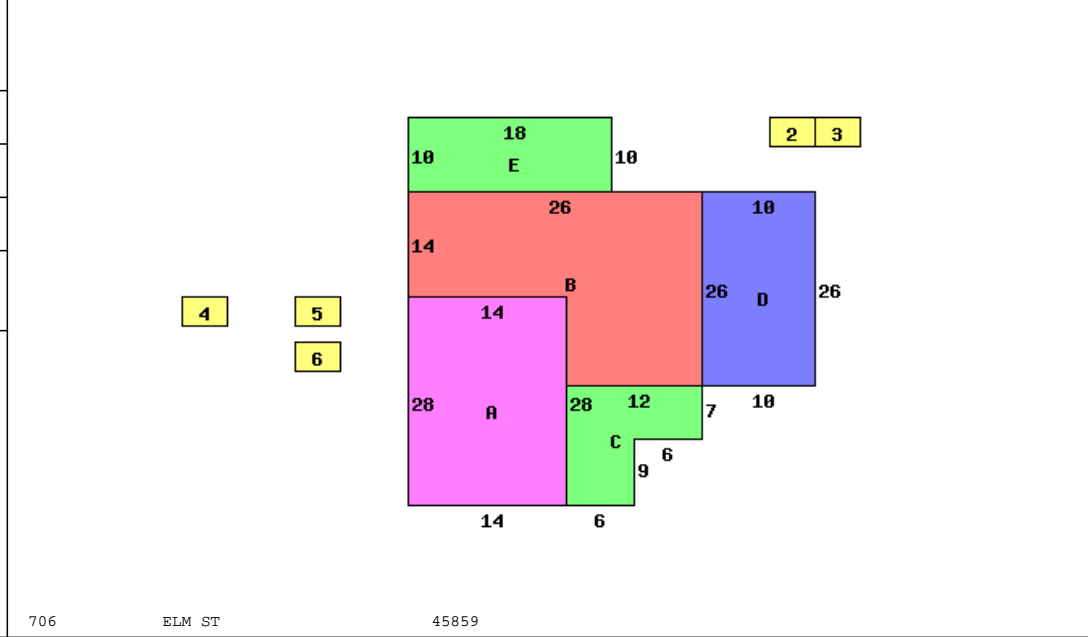
SHB+ 1H	CONS F/C	TYPE M	FACT	SQ-FT 392	VALUE	a *MAIN
1	F/C	A		508		b ADDTN
	OFF	P		138	4140	c PORCH
	CAR1	G		260	2040	d GRAGE
	EFF	P		180	7200	e PORCH

#: 29 L/W
combined parcels 2014 dupl
305100290000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
485	1	2023-11-07	ROY BRENDA	IAF *	0	5600	56340
428	1	2022-09-08	ROY PHILIP & BRENDA	ISD *	0	4200	38230

Year	Land	Bldg	Total	Net Tax
2021	1470	13380	14850	260.22
2020	1470	13380	14850	263.78

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



706 ELM ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1H	Sq-Ft Value
Floor Level	Main FRAME 900 102580
	Part Upper FRAME 392 22180
	Subtotal 124760
Metal	Roof GABLE
Plaster/Drywall	D D Heating -1550
Wood Joist Frame	X Garages and Carports 2040
Floor/Carpet	X X Extra Features 11340
Floor/Tile-Lino	X Total Value 136590
Number of Rooms	5 2
Bedrooms	2 PUB ALLEY
Plumbing	Neighborhood:
Standard	1 Code: 3000
	Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1292	Rate	Grade	Cond Value	Dpr	Dpr	Value
2 Shed		12X16 192		C- 2003AV	122930	.55		48130
3 P	OFF	4X16 64		D 2003AV	1840	.50		920
4 Garage		26X24 624		C 1991AV	1540	.50		770
5 Pool	*PP	0		D 2005AV	14980	.65		4560
6 P	DK	325			0			0
					3900	.50		1950
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
		80.00	150	100	70	70	5600	5600