

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510032.0000
A99

RES
2025

sale

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

2022 ROSTORFER JESSICA	2015-04-28
2023 ROSTORFER JESSICA	2015-04-28
2024 ROSTORFER JESSICA	2015-04-28
2025 ROSTORFER JESSICA	2015-04-28 MC GUFFEYS 3RD 32
702 ELM ST	2QC
MCGUFFEY OH 45859	\$0

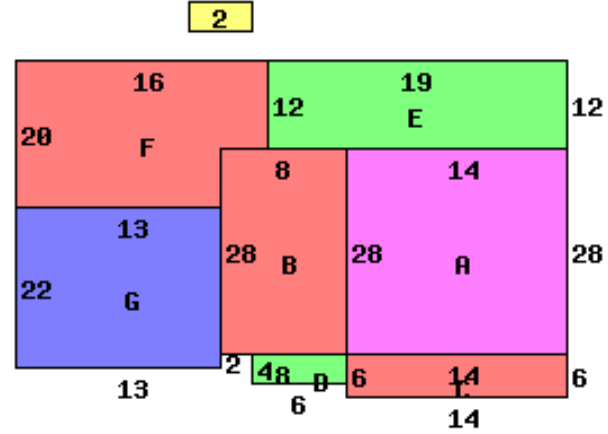
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2110	2800	2800	2800	2800
Land100%	52690	65340	65340	65340	65350
Bldg100%	54800t	68140t	68140t	68140t	68150t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	18440	22870	22870	22870	22870
Totl 35%	19180t	23850t	23850t	23850t	23850t
Hmstd35%					
Owner Oc	20.56	21.24	20.22	20.22	
Hmstd RB					
Net Tax	768.76	882.36	856.00	854.78	
Sp-Asmnt	79.66	93.22	114.53	114.53	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		392			ADDN
1	F/C	A		224			ADDN
1	F/C	A		84			ADDN
	OFF	P		24	720		PORCH
	DK	P		228	3420		PORCH
1	F/C	A		296			ADDN
	F	G		286	6860		GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
184	2	2015-04-28	ROSTORFER JESSICA	2QC *	0	3030	43540
443	2	2008-09-05	SPRADLIN JESSICA L	2WD	58000	3000	32110
698	2	1998-12-03	BOLEN JOHNNY RAY	2WD	47000	3200	27430

Year	Land	Bldg	Total	Net Tax
2021	740	18440	19180	811.58
2020	740	18440	19180	822.50

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



702 ELM ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	996 104560
	Part Upper	FRAME	392 22180
	Subtotal		126740
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	X	Garages and Carports 6860
Floor/Hardwood	X	X	Extra Features 4140
Floor/Pine	X	X	Total Value 137740
Number of Rooms	2	2	
Bedrooms	2		PUB ALLEY
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3000
Plumbing			Dwl/Gar/NC% .8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1H F/C	12X16	1388		C-	OLD/GD	123970	.40		64710
2 Shed			192		D	OLD/AV	1840	.65		640
front lot	acres/ frontage	effective frontage	depth	actual factor	depth	actual rate	effective rate	extended value	true value	
	40.00	150	100	70	70	2800	2800	2800	2800	