MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510032.0000 RES
A99 2026

sale

2023	ROSTORFER JESSICA	2015-04-28
2024	ROSTORFER JESSICA	2015-04-28
2025	ROSTORFER JESSICA	2015-04-28
2026	ROSTORFER JESSICA	2015-04-28 MC GUFFEYS 3RD 32
	702 ELM ST	2QC
		$0
	MCGUFFEY OH 45859	

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

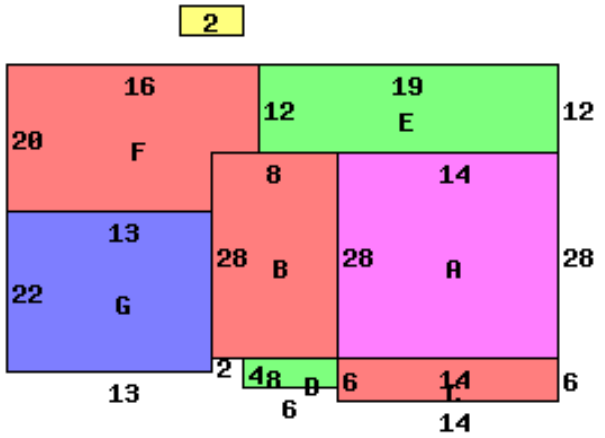
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	65340	65340	65340	65340		65340	78740	78740
Totl100%	68140t	68140t	68140t	68140t		68140t	81970t	81980t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	22870	22870	22870	22870		22870	27560	27560
Totl 35%	23850t	23850t	23850t	23850t		23850t	28690t	28690t
Hmstd35%								
Owner Oc	21.24	20.22	20.22	20.22	20.22			
Hmstd RB								
Net Tax	882.36	856.00	854.78	854.78	854.78			
Sp-Asmnt	93.22	114.53	114.53	114.53				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		392		a	*MAIN
1	F/C	A		224		b	ADDTN
1	F/C	A		84		c	ADDTN
	OFP	P		24	720	d	PORCH
	DK	P		228	3420	e	PORCH
1	F/C	A		296		f	ADDTN
	F	G		286	6860	g	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
2022	740	18440	19180	768.76
2021	740	18440	19180	811.58

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

			Sq-Ft	Value
Story Height 1H				
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		
Floor/Hardwood			X		
Floor/Pine		X	X		
Number of Rooms		2	2		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Garages and Carports	6860
Extra Features	4140
Total Value	137740
PUB ALLEY	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1388		C-	OLD/GD	123970	.40		78100
2	Shed		12X16	192		D	OLD/AV	1840	.65		640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

Call Back: Sign: PSN Date: 2015-05-08 Lister:

30-510032.0000-v082020R