MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510053.0000 RES
A81 2026

sale

2023 VAUGHN DARIN S & SAND	1998-07-28	
2024 VAUGHN DARIN S & SAND	1998-07-28	
2025 VAUGHN DARIN S & SAND	1998-07-28	
2026 VAUGHN DARIN S & SANDRA	1998-07-28	MC GUFFEYS 3RD 53
306 ALICE	2SD	
	$37,000	
MCGUFFEY OH 45859		

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

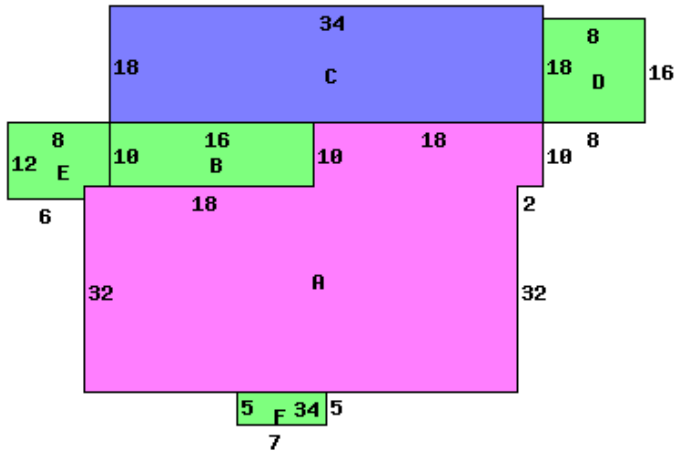
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	10290	10290	10290	10290		10290	12400	12410
Totl100%	13090t	13090t	13090t	13090t		13090t	15630t	15650t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	3600	3600	3600	3600		3600	4340	4340
Totl 35%	4580t	4580t	4580t	4580t		4580t	5470t	5480t
Hmstd35%								
Owner Oc	4.08	3.88	3.88	3.88	3.88			
Hmstd RB								
Net Tax	169.44	164.38	164.16	164.16	164.16			
Sp-Asmnt	36.41	46.23	4676.59	4676.59				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1268		a	*MAIN
	EFP	P		160	6400	b	PORCH
	F	G		612	14690	c	GRAGE
	CVP	P		128	2940	d	PORCH
	OFP	P		92	2760	e	PORCH
	STP	P		35	140	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
422	2	1998-07-28	VAUGHN DARIN S & SANDRA	2SD	37000	3200	20910

Year	Land	Bldg	Total	Net Tax
2022	740	9600	10340	414.44
2021	740	9600	10340	437.54

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		
552	DELQ WATER MCGUFFEY CORP	XA/2025		
625	DELQ SEWER - MCGUFFEY	XA/2025		



306 ALICE ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1268	104830
	Subtotal			104830
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Plumbing	700
Fiberboard Wall	X	Garages and Carports	14690
Floor/Carpet	X	Extra Features	12240
Floor/Tile-Lino	X	Total Value	132460
Number of Rooms	6		
Bedrooms	2	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1268		D+	OLD/VP	112590	.85	.30	12410

	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:

30-510053.0000-v082020R