

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510068.0000
A74

RES
2025

sale

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

2022 ROY AMY L	2000-05-25
2023 ROY AMY L	2000-05-25
2024 ROY AMY L	2000-05-25
2025 ROY AMY L	2000-05-25 MC GUFFEYS 3RD 68
709 EAST ST	LWD
MCGUFFEY OH 45859	\$27,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	21970	36310	36310	36310	36320
Totl100%	24090t	39110t	39110t	39110t	39120t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	7690	12710	12710	12710	12710
Totl 35%	8430t	13690t	13690t	13690t	13690t
Hmstd35%					
Owner Oc	9.04	12.20	11.60	11.60	
Hmstd RB					
Net Tax	337.88	506.46	491.36	490.64	
Sp-Asmnt	47.33	62.58	78.50	78.50	

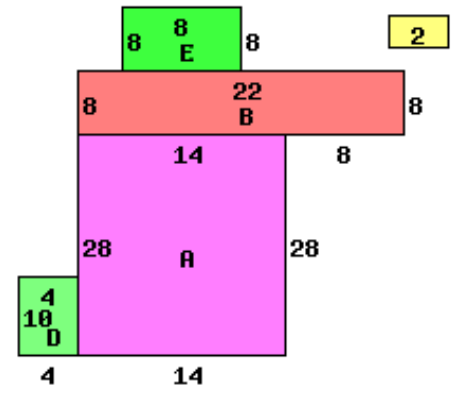
SHB+ 1T	CONS F/C	TYPE M	FACT A	SQ-FT 392	VALUE 176	a *MAIN
1	F/C	A		64	260	b ADDTN
	STP	P		40	160	c PORCH
	CAN	P		64	510	d PORCH
						e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
298	1	2000-05-25	ROY AMY L	LWD	27000	2710	18170
122	1	2000-04-05	WIREMAN DIANE M	LQC *	0	2710	18170
1055	1	1995-10-27	MCKINLEY SCOTT W & DIANE	LSD	14000	3200	13600
557	1	1995-06-23	PARKER TOM W & LORAIN D	WD	10000	3200	13600
491	1	1991-06-25		LUN *	0	0	16710

Year	Land	Bldg	Total	Net Tax
2021	740	7690	8430	356.72
2020	740	7690	8430	361.50

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

3



709 EAST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	Main	FRAME 568 77900
	Part Upper	FRAME 392 26620
	Subtotal	104520
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Panelled Wall	X	X
Floor/Pine	X	X
Floor/Carpet	X	X
Number of Rooms	3	2
Bedrooms		2
Plumbing		
Standard	1	
		Heating -1210
		Extra Features 930
		Total Value 104240
		PUB ALLEY
		Neighborhood:
		Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F/C			Grade	Cond	Dpr	Dpr	Value
2 Shed		10X20	200	D	2020AV	.15		1630
3 Shed	*PP 0	8X8	64	OLD/		0		0
front lot	acres/	effective	depth	depth	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		40.00	150	100	70	70	2800	2800