MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510068.0000 RES
A74 2026

sale

2023 ROY AMY L		2000-05-25
2024 ROY AMY L		2000-05-25
2025 ROY AMY L		2000-05-25
2026 ROY AMY L		2000-05-25 MC GUFFEYS 3RD 68
709 EAST ST		1WD
		$27,000
MCGUFFEY OH 45859		

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

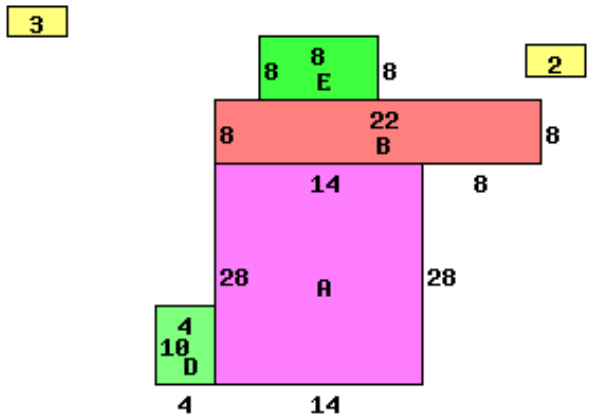
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	36310	36310	36310	36310		36310	43490	43490
Totl100%	39110t	39110t	39110t	39110t		39110t	46710t	46730t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	12710	12710	12710	12710		12710	15220	15220
Totl 35%	13690t	13690t	13690t	13690t		13690t	16350t	16360t
Hmstd35%								
Owner Oc	12.20	11.60	11.60	11.60	11.60			
Hmstd RB								
Net Tax	506.46	491.36	490.64	490.64	490.64			
Sp-Asmnt	62.58	78.50	78.50	78.50				

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

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

Year	Land	Bldg	Total	Net Tax
2022	740	7690	8430	337.88
2021	740	7690	8430	356.72

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			



709 EAST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	568	77900
	Part Upper	FRAME	392	26620
	Subtotal			104520
Shingle	Roof	GABLE		

	B	1	2	U	A
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%	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	1T F/C			960		D+	OLD/AV	88600	.55		41860
2	Shed			10X20	200		D	2020AV	1920	.15		1630
3	Shed	*PP	0	8X8	64			OLD/	0			0

	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:

30-510068.0000-v082020R