

MARION TWP
MCGUFFEY CORP

00290

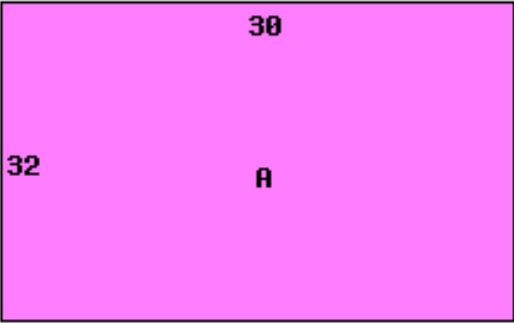
Hardin County, Ohio
Michael T. Bacon, Auditor

30-510073.0000
A87.01

RES
2024

sale		Eff Rate:-		41.45	40.13	a/r		
2023 CUNNINGHAM RANDY L		Tax Year	2023	2024		2024	2025	CAMA
2024 HITES JAMES G & KYLIE M		Prop Cls	500	500		500	510	510
302 KENTON ST	2023-12-20	Acres						
	MCGUFFEYS 3RD S13	Land100%	1800	2860		2860	2860	2850
	3WD 39-40 & PT 41	Bldg100%		0		42460	42460	42460
		Totl100%	1800t	2860t		45310t	45310t	45310t
MCGUFFEY OH 45859	\$7,000	Cauv100%						
		Tax Value:						
Orig Tax Year 2024		Land 35%	630	1000		1000	1000	1000
Parent: 30-510039.0000		Bldg 35%				14860	14860	14860
		Totl 35%	630t	1000t		15860t	15860t	15860t
		Hmstd35%						
2026 HITES KYLIE MARIE		Owner 0c						
302 KENTON ST		Hmstd RB						
MCGUFFEY OH 45859		Net Tax	23.88	36.74				
		Sp-Asmnt		15.54				

SHB+ 1	CONS F	TYPE M	FACT	SQ-FT 960	VALUE	a	*MAIN
2024 duplicate combined parcels 305100740000 305100750000							
Sale# 206 543	#p 1 3	sale date 2025-05-07 2023-12-20	To HITES KYLIE MARIE HITES JAMES G & KYLIE MAR	Type/Invalid? 1QC * 3WD	Sale\$ 0 7000	co:land 2860 0	co:bldg 0 0
p r o j e c t 514 *MCGUFFEY LIGHTS 902 MAIN DISTRICT CONSERVANCY 910 COTTONWOOD CONSERVANCY 500 HARDIN COUNTY LANDFILL							
				XV/2024	ben acres	/ %	factor
				XA/2024			
				XA/2024			
				XA/2024			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS			
Story Height 1		Main		Sq-Ft	Value		
Floor Level		FRAME		960	100780		
		Subtotal			100780		
Number of Rooms		B 1 2 U A		Heating	-1180		
Bedrooms		3		Total Value	99600		
Plumbing		1		Neighborhood:			
Standard				Code:	3000		
				Dwl/Gar/NC%	.8700		

Bldg Type 1 DWELLING	SHB+Cons 1 F	DixHt FtxFt	Area 960	Unit Rate	Grade C	Blt/Renov Cond 2024AV	Replace Value 99600	Phy Dpr .02	Fnc Dpr .50	True Value 42460
front lot	acres/ frontage	effective frontage	depth 100	depth factor 81	actual rate 70	effective rate 57	extended value 2850	true value 2850		