

MARION TWP
MCGUFFEY CORP

00290

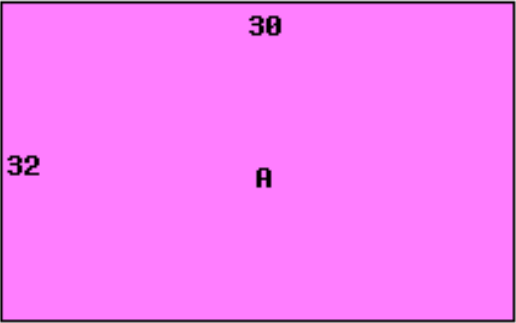
Hardin County, Ohio
Michael T. Bacon, Auditor

30-510073.0000
A87.01

RES
2025

sale		Eff Rate:-		41.45	40.13	40.13	a/r	
2023 CUNNINGHAM RANDY L		Tax Year	2023	2024	2025			CAMA
2024 HITES JAMES G & KYLIE	2023-12-20	Prop Cls	500	500	510			510
2025 HITES JAMES G & KYLIE M	2023-12-20 MCGUFFEYS 3RD S13	Acres						
302 KENTON ST	3WD 39-40 & PT 41	Land100%	1800	2860	2860			2850
		Bldg100%			42460			42460
		Totl100%	1800t	2860t	45310t			45310t
MCGUFFEY OH 45859	\$7,000	Cauv100%						
		Tax Value:						
Orig Tax Year 2024		Land 35%	630	1000	1000			1000
Parent: 30-510039.0000		Bldg 35%			14860			14860
		Totl 35%	630t	1000t	15860t			15860t
		Hmstd35%						
2026 HITES KYLIE MARIE		Owner 0c						
302 KENTON ST	2025-05-07	Hmstd RB						
	1QC	Net Tax	23.88	36.74				
MCGUFFEY OH 45859		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 XV/2024 902 MAIN DISTRICT CONSERVANCY XA/2024 910 COTTONWOOD CONSERVANCY XA/2024 500 HARDIN COUNTY LANDFILL XA/2024							



Occupancy 1 Single Family				*DWELLING COMPUTATIONS				302 KENTON ST 45859			
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade
Floor Level		Main	FRAME	960	100780	1 DWELLING	1 F	FtxFt	960	Rate	C
		Subtotal			100780			effective	depth	depth	actual
						front lot	acres/	frontage	100	factor	rate
								50.00		81	70
Number of Rooms	B 1 2 U A										
Bedrooms	3										
	1										
Heating					-1180						
Total Value					99600						
Plumbing											
Standard	1										
Neighborhood:											
Code:					3000						
Dwl/Gar/NC%					.8700						