

MARION TWP
MCGUFFEY CORP

00290

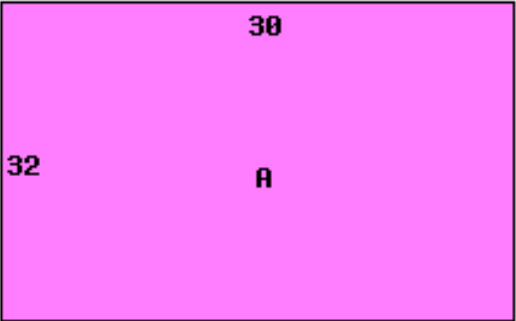
Hardin County, Ohio
Michael T. Bacon, Auditor

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	
2024 HITES JAMES G & KYLIE M		Prop Cls		500		500		500	
302 KENTON ST		Acres		1800		2860		2860	
MCGUFFEY OH 45859		Land100%		1800t		2860t		2860t	
		Bldg100%		0		0		0	
		Totl100%		1800t		2860t		2860t	
		Cauv100%							
		Tax Value:							
		Land 35%		630		1000		1000	
		Bldg 35%		630t		1000t		1000t	
		Totl 35%							
		Hmstd35%							
		Owner 0c							
		Hmstd RB							
		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			



302 KENTON ST 45859

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