

MARION TWP
MCGUFFEY CORP

00290

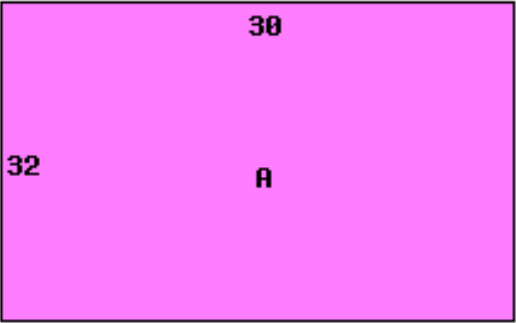
Hardin County, Ohio
Michael T. Bacon, Auditor

30-510073.0000
A87.01

RES
2025

sale		Eff Rate:-		41.45	40.13	40.08	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
MCGUFFEY OH 45859		Bldg100%			42460		42460
		Totl100%	1800t	2860t	45310t		45310t
		Cauv100%					
Orig Tax Year 2024		Tax Value:					
Parent: 30-510039.0000		Land 35%	630	1000	1000		1000
		Bldg 35%			14860		14860
		Totl 35%	630t	1000t	15860t		15860t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	23.88	36.74	581.86		
		Sp-Asmnt		15.54	76.64		

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/2025 902 MAIN DISTRICT CONSERVANCY XA/2025 910 COTTONWOOD CONSERVANCY XA/2025 500 HARDIN COUNTY LANDFILL XA/2025							



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