

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
2024 HITES JAMES G & KYLIE
2025 HITES JAMES G & KYLIE M
302 KENTON ST
MCGUFFEY OH 45859

2023-12-20
2023-12-20 MCGUFFEYS 3RD S13
3WD 39-40 & PT 41
\$7,000

Tax Year 2023 2024 2025
Prop Cls 500 500 510
Acres
Land100% 1800 2860 2860
Bldg100% 42460
Totl100% 1800t 2860t 45310t
Cauvl00% 45310t

Orig Tax Year 2024
Parent: 30-510039.0000

Tax Value:
Land 35% 630 1000 1000
Bldg 35% 14860
Totl 35% 630t 1000t 15860t
Hmstd35%
Owner Oc
Hmstd RB
Net Tax 23.88 36.74 581.86
Sp-Asmnt 15.54 76.64

2026 HITES KYLIE MARIE
302 KENTON ST
MCGUFFEY OH 45859

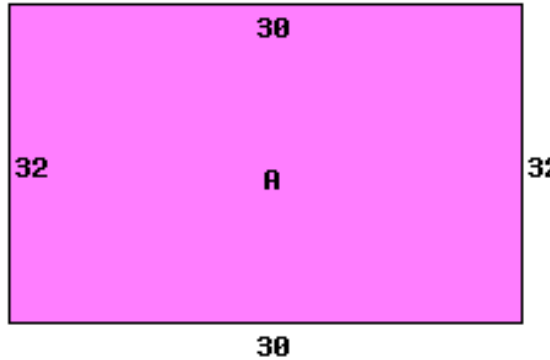
2025-05-07
1QC

SHB+ CONS TYPE FACT SQ-FT VALUE
1 F M 960 a *MAIN

2024 duplicate combined parcels
305100740000
305100750000

Sale# #p sale date To Type/Invalid? Sale\$ co:land co:bldg
206 1 2025-05-07 HITES KYLIE MARIE 1QC * 0 2860 0
543 3 2023-12-20 HITES JAMES G & KYLIE MAR 3WD 7000 0 0

Project
514 *MCGUFFEY LIGHTS XV/2025
902 MAIN DISTRICT CONSERVANCY XA/2025
910 COTTONWOOD CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



302 KENTON ST 45859

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

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
			960	C	2024AV	99600	.02 .50	42460
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	100	81	70	57	2850	2850