MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510073.0000 RES
A87.01 2026

sale

2023 CUNNINGHAM RANDY L		
2024 HITES JAMES G & KYLIE	2023-12-20	
2025 HITES JAMES G & KYLIE	2023-12-20	
2026 HITES JAMES G & KYLIE M	2023-12-20	MCGUFFEYS 3RD S13
302 KENTON ST	3WD	39-40 & PT 41
	$7,000	
MCGUFFEY OH 45859		

Orig Tax Year 2024
Parent: 30-510039.0000

2027 HITES KYLIE MARIE	2025-05-07	
302 KENTON ST	1QC	
MCGUFFEY OH 45859		

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

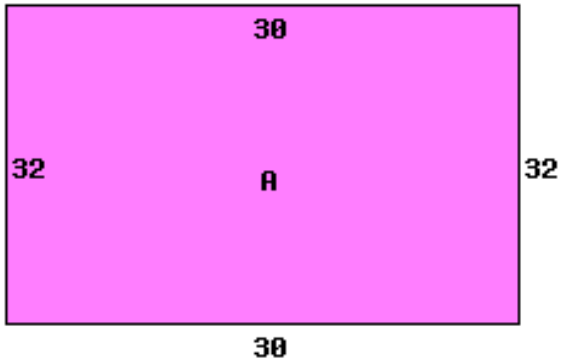
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	500	500	510	510	0	510	510	510
Acres								
Land100%	1800	2860	2860	2860		2860	3310	3300
Bldg100%			42460	42460		42460	82000	81990
Totl100%	1800t	2860t	45310t	45310t		45310t	85310t	85290t
Cauv100%								
Tax Value:								
Land 35%	630	1000	1000	1000		1000	1160	1160
Bldg 35%			14860	14860		14860	28700	28700
Totl 35%	630t	1000t	15860t	15860t		15860t	29860t	29850t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	23.88	36.74	581.86	581.86	581.86			
Sp-Asmnt		15.54	76.64	76.64				

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			ben acres	/ %	factor
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	Sq-Ft	Value
Story Height 1		
Floor Level Main FRAME	960	100780
Subtotal		100780
Metal		

B 1 2 U A

Plaster/Drywall	D	Heating	-1180
Number of Rooms	3	Total Value	99600
Bedrooms	1		
Plumbing		Neighborhood:	
Standard	1	Code:	3000
		Dwl/Gar/NC%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F		960		D	2024AV	79680	.02		81990

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	100	81	81	66	3300	3300