

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460019.0000  
C140

RES  
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 HENSLEY FRED K	1993-03-04
2023 HENSLEY FRED K	1993-03-04
2024 HENSLEY FRED K	1993-03-04
2025 HENSLEY FRED K	1993-03-04 PT SE 1/4 14
420 W SOUTH	1QC
MCGUFFEY OH 45859	\$0

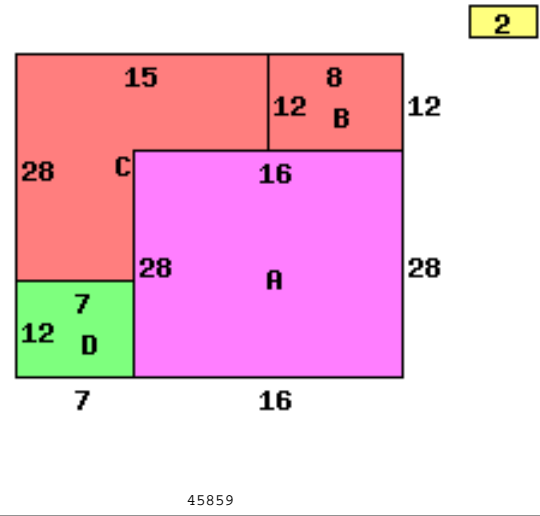
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2540	3430	3430	3430	3420
Bldg100%	47970	57290	57290	57290	57290
Totl100%	50510t	60710t	60710t	60710t	60710t
Cauvl00%					
Tax Value:					
Land 35%	890	1200	1200	1200	1200
Bldg 35%	16790	20050	20050	20050	20050
Totl 35%	17680t	21250t	21250t	21250t	21250t
Hmstd35%					
Owner Oc	18.94	18.94	18.00	18.02	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	357.92	446.90	410.94	397.78	
Sp-Asmnt	75.15	85.51	105.32	105.32	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		448		b	ADDTN
1	F/C	A		96		c	ADDTN
1	F/C	A		292		d	PORCH
	OP	P		84	2520		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
153	1	1993-03-04	HENSLEY FRED K	1QC *	0	0	19510
762	1	1990-09-24		1UN *	20000	0	19510

Year	Land	Bldg	Total	Net Tax
2021	890	16790	17680	748.10
2020	890	16790	17680	758.16

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025
500 HARDIN COUNTY LANDFILL			XA/2025



420 W SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	836 99050
Full Upper	FRAME	448 40160
Subtotal		139210
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning 2350
Panelled Wall	X X	Extra Features 2520
Floor/Carpet	X X	Total Value 144080
Floor/Tile-Lino	L L	
Number of Rooms	4 2	PUB PAVED ST/RD
Bedrooms	2	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Central A/C	A	Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		24X26	624	C-	OLD/AV 129670	.55		50770
				C	2006AV 14980	.50		6520
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		45.00	175	108	70	76	3420	3420