MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460019.0000 RES
C140 2026

sale

2023 HENSLEY FRED K	1993-03-04	
2024 HENSLEY FRED K	1993-03-04	
2025 HENSLEY FRED K	1993-03-04	
2026 HENSLEY FRED K	1993-03-04	PT SE 1/4 14
420 W SOUTH	1QC	
	$0	
MCGUFFEY OH 45859		

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

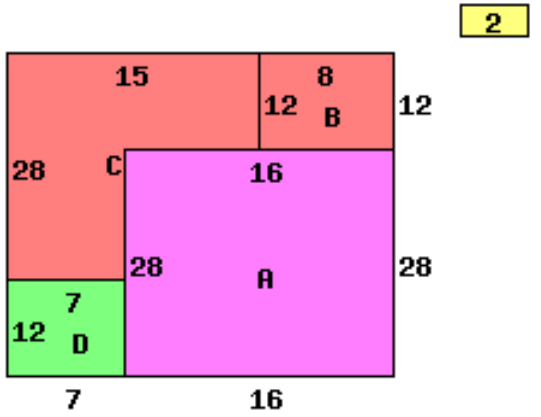
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3430	3430	3430	3430		3430	3910	3920
Bldg100%	57290	57290	57290	57290		57290	69140	69140
Totl100%	60710t	60710t	60710t	60710t		60710t	73060t	73060t
Cauv100%								
Tax Value:								
Land 35%	1200	1200	1200	1200		1200	1370	1370
Bldg 35%	20050	20050	20050	20050		20050	24200	24200
Totl 35%	21250t	21250t	21250t	21250t		21250t	25570t	25570t
Hmstd35%								
Owner Oc	18.94	18.00	18.02	18.02	18.02			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	446.90	410.94	397.78	397.78	397.78			
Sp-Asmnt	85.51	105.32	105.32	105.32				

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

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
2022	890	16790	17680	357.92
2021	890	16790	17680	748.10

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

			Sq-Ft	Value
Story Height 2				
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	
Panelled Wall	X	X	
Floor/Carpet	X	X	
Floor/Tile-Lino	L	L	
Number of Rooms	4	2	
Bedrooms		2	
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Air Conditioning	2350
Extra Features	2520
Total Value	144080
PUB PAVED ST/RD	
Neighborhood:	
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	2 F/C		1284		C-	OLD/AV	129670	.55		61270
2	Garage		24X26	624		C	2006AV	14980	.50		7870

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		45.00	175	108	81	87	3920	3920

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-460019.0000-v082020R