

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460059.0000  
C40

RES  
2025

sale

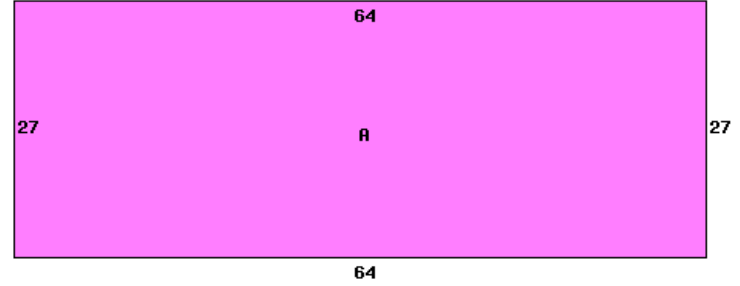
Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 CASTLE BRIAN & JULIA	1999-06-14
2023 CASTLE BRIAN & JULIA	1999-06-14
2024 CASTLE BRIAN & JULIA	1999-06-14
2025 CASTLE BRIAN & JULIA	1999-06-14
409 HUNSICKER	1999-06-14 PT SE 1/4 14
	1WD
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	3490	4630	4630	4630	4640
Bldg100%	46910	72060	72060	72060	72070
Totl100%	50400t	76690t	76690t	76690t	76710t
Cauvl00%					
Tax Value:					
Land 35%	1220	1620	1620	1620	1620
Bldg 35%	16420	25220	25220	25220	25220
Totl 35%	17640t	26840t	26840t	26840t	26850t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	725.96	1016.88	986.04	984.68	
Sp-Asmnt	74.89	101.57	123.64	123.64	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1	F/C	M		1728		a	*MAIN		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
252	1	1999-06-14	CASTLE BRIAN & JULIA	1WD *	0	3710	0		
162	1	1998-04-10	CASTLE WILLARD & HATTIE	1QC *	0	3710	0		
Year	Land	Bldg	Total	Net Tax					
2021	1220	16420	17640	766.38					
2020	1220	16420	17640	776.68					
Project									
902	MAIN DISTRICT CONSERVANCY			XA/2025	ben acres		/ %	factor	
910	COTTONWOOD CONSERVANCY			XA/2025					
514	*MCGUFFEY LIGHTS			XV/2025					
500	HARDIN COUNTY LANDFILL			XA/2025					

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409 HUNSICKER ST 45859

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	Floor Level	Sq-Ft	Value
1	Main	1728	127670
	Subtotal		127670
	Roof		
Shingle	FRAME		
	GABLE		
Plaster/Drywall X Air Conditioning 2990			
Floor/Carpet X Plumbing 2100			
Floor/Tile-Lino X Total Value 132760			
Number of Rooms 4			
Bedrooms 3 PUB PAVED ST/RD			
Central Heat A Neighborhood:			
FORCED AIR Code: 3000			
Central A/C A Dwl/Gar/NC% .8700			
Plumbing			
Standard 1			
Extra 3 Fixture 1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
2 Shed	*NV	10X16	160	MHD	1999AV	106210	.22	72070
					OLD/	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		58.00	210	114	70	80	4640	4640