

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460063.0000
C45

RES
2025

sale

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

2022 WBML PROPERTIES LLC	2014-04-30
2023 WBML PROPERTIES LLC	2014-04-30
2024 WBML PROPERTIES LLC	2014-04-30
2025 WBML PROPERTIES LLC	2014-04-30 PT SE 1/4 14
403 HUNSICKER ST	1WD
MCGUFFEY OH 45859	\$2,500

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3110	4170	4170	4170	4160
Bldg100%	19740	30140	30140	30140	30150
Totl100%	22860t	34310t	34310t	34310t	34310t
Cauvl00%					
Tax Value:					
Land 35%	1090	1460	1460	1460	1460
Bldg 35%	6910	10550	10550	10550	10550
Totl 35%	8000t	12010t	12010t	12010t	12010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	329.24	455.02	441.22	440.62	
Sp-Asmnt	45.99	57.63	71.86	71.86	

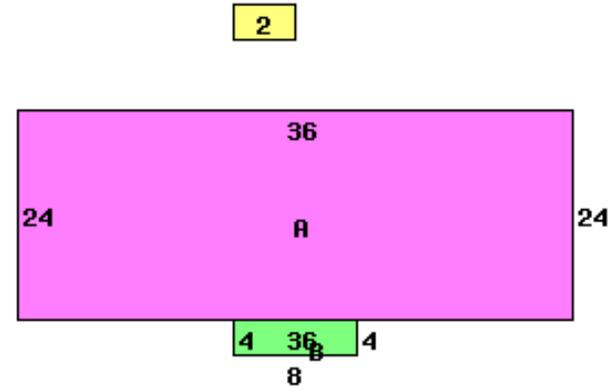
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		864	960	a	*MAIN	
	OFF	P		32		b	PORCH	

L/C CLOYCE & KAREN NEWMAN 3-16-2018 \$30,000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
159	1	2014-04-30	WBML PROPERTIES LLC	1WD *	2500	4510	19830
307	1	2010-08-06	JOHNSON JESSICA	1QC *	0	4400	13890
462	1	2005-11-23	JOHNSON DAVID N	1CT *	0	4170	13770
20	1	2002-01-11	JOHNSON DAVID N	1WD	13000	3800	23830
373	1	2001-07-27	HOLLON DEBBIE L	1WD	6500	3800	23830
303	1	2000-07-20	ASSOCIATES FINANCIAL SER	1QC *	0	3800	23830
445	1	1996-07-25	SEADERS NORMAN W & DELOR	WD	20000	4510	18110
263	1	1994-04-08	MANN'S DELMAR	1WD	15000	0	22630
677	1	1990-08-22		1UN *	6000	0	15910

Year	Land	Bldg	Total	Net Tax
2021	1090	6910	8000	347.56
2020	1090	6910	8000	352.24

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



403 HUNSICKER ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	864 98480
Shingle	Subtotal	FRAME	98480
	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	Heating	-990
Panelled Wall	X	Extra Features	960
Floor/Pine	X	Total Value	98450
Floor/Carpet	X		
Number of Rooms	4	PUB PAVED ST/RD	
Bedrooms	2		
Plumbing		Neighborhood:	
Standard	1	Code:	3000
		Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X22	864	D	1955FR	78760	.47	.20
			528	C	OLD/VP	12670	.80	.50
front lot		effective	depth	actual	effective	extended	true	true
		frontage	depth	rate	rate	value	value	value
		52.00	218	114	70	80	4160	4160