MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460063.0000 RES
C45 2026

sale

2023 WBML PROPERTIES LLC	2014-04-30	
2024 WBML PROPERTIES LLC	2014-04-30	
2025 WBML PROPERTIES LLC	2014-04-30	
2026 WBML PROPERTIES LLC	2014-04-30 PT SE 1/4 14	
403 HUNSICKER ST	1WD	
	$2,500	
MCGUFFEY OH 45859		

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

	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4170	4170	4170	4170		4170	4770	4780
Bldg100%	30140	30140	30140	30140		30140	36400	36390
Totl100%	34310t	34310t	34310t	34310t		34310t	41170t	41170t
Cauv100%								
Tax Value:								
Land 35%	1460	1460	1460	1460		1460	1670	1670
Bldg 35%	10550	10550	10550	10550		10550	12740	12740
Totl 35%	12010t	12010t	12010t	12010t		12010t	14410t	14410t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	455.02	441.22	440.62	440.62	440.62			
Sp-Asmnt	57.63	71.86	71.86	71.86				

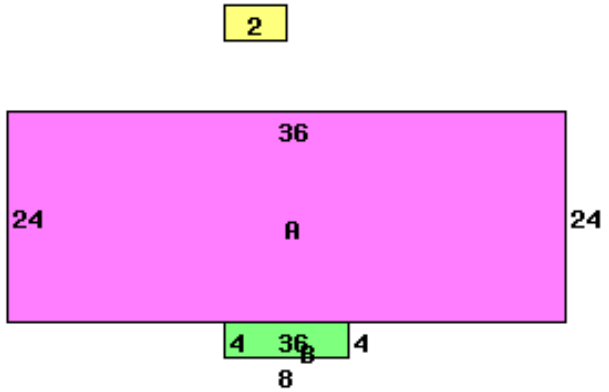
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		864		a	*MAIN
	OFP	P		32	960	b	PORCH

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	MANNS DELMAR	1WD	15000	0	22630
677	1	1990-08-22		1UN *	6000	0	15910

Year	Land	Bldg	Total	Net Tax
2022	1090	6910	8000	329.24
2021	1090	6910	8000	347.56

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	864	98480
	Subtotal			98480
Shingle	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		
		Neighborhood:	
Plumbing		Code:	3000
Standard	1	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/C		864		D	1955FR	78760	.47	.20	35060
2	Garage		24X22	528		C	OLD/VP	12670	.80	.50	1330

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		52.00	218	114	81	92	4780	4780

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-460063.0000-v082020R