

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460069.0000
C33

RES
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 CAREY CHARLES H & EMI	1997-05-09		
2021 CAREY CHARLES H & EMI	1997-05-09		
2022 CAREY CHARLES H & EMI	1997-05-09		
2023 CAREY CHARLES H & EMILY	1997-05-09	FLYNNS 1	
203 CAREY CHARLES H & EMILY		LWD	
203 WEST ST			
MCGUFFEY OH 45859	\$62,000	05.2-04-46-069	

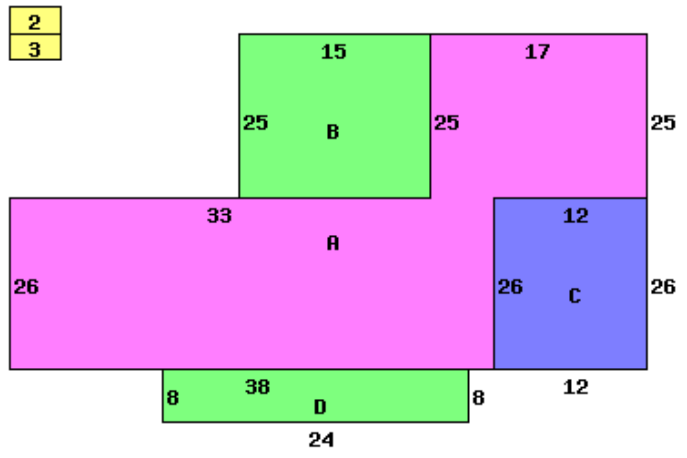
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4970	4970	4970	6570	6560
Bldg100%	65510	65510	65510	76230	76240
Totl100%	70490t	70490t	70490t	82800t	82800t
Cauvl00%					
Tax Value:					
Land 35%	1740	1740	1740	2300	2300
Bldg 35%	22930	22930	22930	26680	26680
Totl 35%	24670t	24670t	24670t	28980t	28980t
Hmstd35%	23250	23250	23250	27140	
Owner Oc	26.68	26.32	24.92	24.18	hmstd 2300 l 24840 b
Hmstd RB					
Net Tax	1059.54	1045.48	990.34	1073.76	
Sp-Asmnt	93.90	93.90	95.90	108.40	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1413			
	PAT	P		375	1130	b	PORCH
	B	G		312	8740	c	GRAGE
	DK	F		192	2880	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
254	1	1997-05-09	CAREY CHARLES H & EMILY	LWD	62000	5230	54060

Year	Land	Bldg	Total	Net Tax
2019	1660	18130	19790	783.72
2018	1660	18130	19790	787.24

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2023
910	COTTONWOOD CONSERVANCY			XA/2023
514	*MCGUFFEY LIGHTS			XV/2023
500	HARDIN COUNTY LANDFILL			XA/2023



203 WEST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1413	121090
Shingle	Subtotal	121090
	Main BRICK	
	Roof GABLE	
Plaster/Drywall	X	Fireplaces 2000
Panelled Wall	X	Garages and Carports 8740
Floor/Hardwood	X	Extra Features 6330
Floor/Carpet	X	Total Value 138160
Number of Rooms	6	
Bedrooms	3	PUB PAVED ST/RD
Fireplace		Neighborhood:
Openings	1	Code:
Stacks	1	Dwl/Gar/NC% .8700
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1413		C	1960AV	138160	.42		69720
2 Garage		24X30	720	C	1984AV	17280	.65		5260
3 P	OPF0	5X24	120	C	1984AV	3600	.65		1260
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	factor	rate	rate	value	value	
		83.00	200	113	70	79	6560	6560	