

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460069.0000  
C33

RES  
2025

sale

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

2022 CAREY CHARLES H & EMI	1997-05-09
2023 CAREY CHARLES H & EMI	1997-05-09
2024 CAREY CHARLES H & EMI	1997-05-09
2025 CAREY CHARLES H & EMILY	1997-05-09 FLYNN'S 1
203 WEST ST	LWD
MCGUFFEY OH 45859	\$62,000

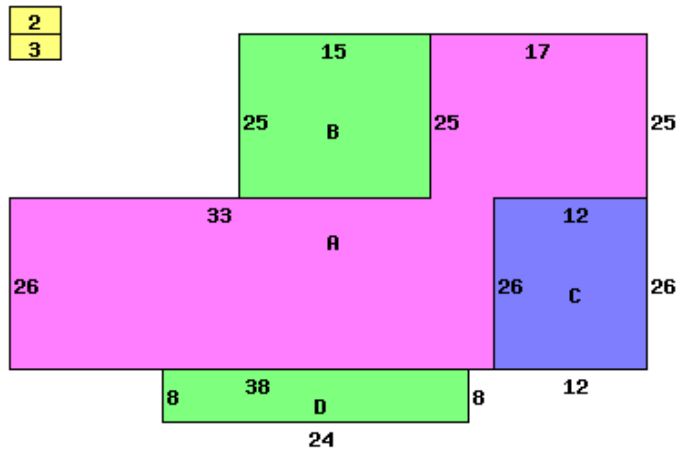
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4970	6570	6570	6570	6560
Bldg100%	65510	76230	76230	76230	76240
Totl100%	70490t	82800t	82800t	82800t	82800t
Cauv100%					
Tax Value:					
Land 35%	1740	2300	2300	2300	2300
Bldg 35%	22930	26680	26680	26680	26680
Totl 35%	24670t	28980t	28980t	28980t	28980t
Hmstd35%	23250	27140	27140	26700	
Owner Oc	24.92	24.18	23.00	22.64	hmstd 2300 l 24400 b
Hmstd RB					
Net Tax	990.34	1073.76	1041.68	1040.56	
Sp-Asmnt	95.90	108.40	130.83	130.83	

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
2021	1740	22930	24670	1045.48
2020	1740	22930	24670	1059.54

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



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
Panelled Wall	X	Garages and Carports
Floor/Hardwood	X	Extra Features
Floor/Carpet	X	Total Value
Number of Rooms	6	
Bedrooms	3	PUB PAVED ST/RD
Fireplace		Neighborhood:
Openings	1	Code:
Stacks	1	Dwl/Gar/NC%
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1413	Rate	Cond	Value	Dpr	Dpr	Value
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	depth	factor	rate	rate	value	value
		83.00	200	113	70	79	6560	6560