MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460071.0000 RES
C35 2025

sale

2022	HOLBROOK STEVEN C	2019-02-28
2023	HOLBROOK STEVEN C	2019-02-28
2024	HOLBROOK STEVEN C	2019-02-28
2025	HOLBROOK STEVEN C	2019-02-28 FLYNNS 3 2CT
	207 WEST ST	$0
	MCGUFFEY OH 45859	

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

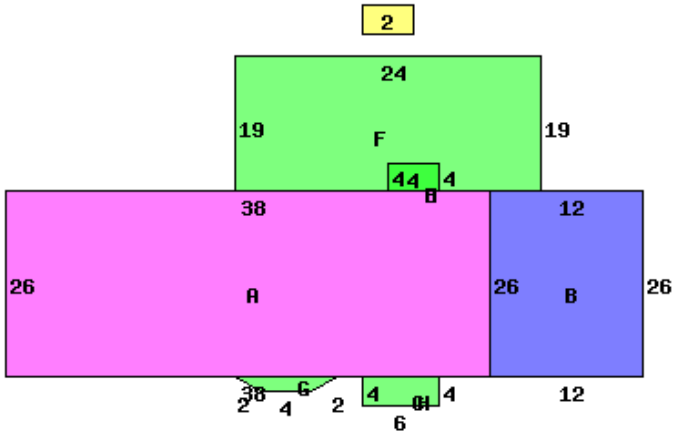
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5090	6710	6710	6710	6720
Bldg100%	44170	48970	48970	48970	48960
Totl100%	49260t	55690t	55690t	55690t	55680t
Cauv100%					
Tax Value:					
Land 35%	1780	2350	2350	2350	2350
Bldg 35%	15460	17140	17140	17140	17140
Totl 35%	17240t	19490t	19490t	19490t	19490t
Hmstd35%					
Owner Oc	18.48	17.36	16.52	16.52	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	340.28	381.78	347.78	334.72	
Sp-Asmnt	73.68	80.20	97.80	97.80	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
	F	G		312	7490	b	GRAGE
	CAN	P		24	190	c	PORCH
	CPY	P		16	130	d	PORCH
	STP	P		16	60	e	PORCH
	PAT	P		440	1320	f	PORCH
	BAY	P		12	460	g	PORCH
	STP	P		24	100	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
59	2	2019-02-28	HOLBROOK STEVEN C	2CT *	0	4860	35370
263	1	2005-04-27	HOLBROOK SHERMAN C & OPA	1WD	52500	6540	43110
175	1	2003-04-15	JORDAN TODD JOSEPH &	1WD	33500	6540	39830
762	1	1997-12-17	STUCKEY BRENDA K	1WD	20000	5370	32340
114	1	1997-04-04	PITTS MARLENE F ETAL	1QC *	0	5370	32340
577	1	1996-12-24	WIES AUDREY M ETAL	1QC *	0	5370	32340
576	1	1996-12-24	WIES AUDREY M	1CT *	0	5370	32340

Year	Land	Bldg	Total	Net Tax
2021	1780	15460	17240	359.20
2020	1780	15460	17240	364.06

p r o j e c t		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			



207 WEST ST 45859

Occupancy 1 Single Family

Story Height 1
Floor Level
Shingle

				*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME		988	103720
	Subtotal				103720
	Roof	HIP			

	B 1 2 U A
Plaster/Drywall	X
Floor/Hardwood	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	7
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra Fixture	1

Air Conditioning	1720
Plumbing	2800
Garages and Carports	7490
Extra Features	2260
Total Value	117990

PUB PAVED ST/RD

Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

	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		988		C-	1961FR	106190	.47		48960
2	Shed	*PP 0	8X9	72			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		85.00	200	113	70	79	6720	6720

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-460071.0000-v082020R