

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460071.0000
C35

RES
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 FLYNN'S 3	
207 WEST ST	2CT	
MCGUFFEY OH 45859	\$0	

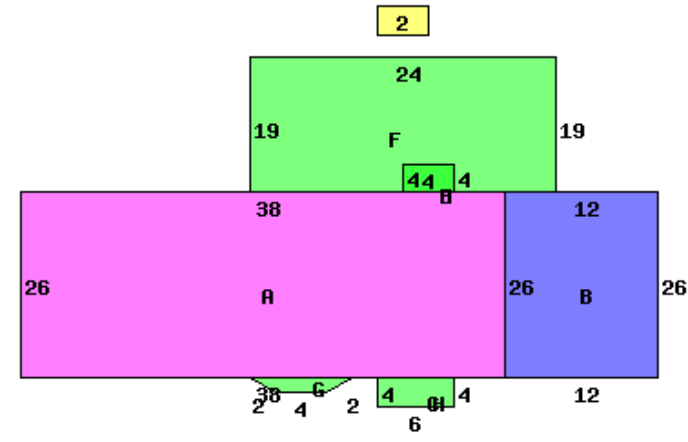
Eff Rate:-	45.44	41.45	40.13	40.08	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	5090	6710	6710	6710	6710	6720
Bldg100%	44170	48970	48970	48970	48970	48960
Totl100%	49260t	55690t	55690t	55690t	55690t	55680t
Cauv100%						
Tax Value:						
Land 35%	1780	2350	2350	2350	2350	2350
Bldg 35%	15460	17140	17140	17140	17140	17140
Totl 35%	17240t	19490t	19490t	19490t	19490t	19490t
Hmstd35%						
Owner Oc	18.48	17.36	16.52	16.52	16.52	
Hmstd RB	350.72	339.26	351.74	363.80	363.80	
Net Tax	340.28	381.78	347.78	334.72	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	1OC *	0	5370	32340
577	1	1996-12-24	WIES AUDREY M ETAL	1OC *	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

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



207 WEST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	988	103720
Shingle	Subtotal	103720
	Main	Roof
	B 1 2 U A	HIP
Plaster/Drywall	X	Air Conditioning
Floor/Hardwood	X	Plumbing
Floor/Carpet	X	Garages and Carports
Floor/Tile-Lino	X	Extra Features
Number of Rooms	7	Total Value
Bedrooms	3	117990
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Neighborhood:
Central A/C	A	Code:
Plumbing		Dwl/Gar/NC%
Standard	1	3000
Extra 3 Fixture	1	.8700
Extra Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	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
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value	true value	
		85.00	200	113	70	79	6720	6720	

Call Back:

Sign: PSN Date: 2015-06-30 Lister:

30-460071.0000-v082020R