MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460071.0000 RES
C35 2026

sale

2023	HOLBROOK STEVEN C	2019-02-28
2024	HOLBROOK STEVEN C	2019-02-28
2025	HOLBROOK STEVEN C	2019-02-28
2026	HOLBROOK STEVEN C	2019-02-28 FLYNNS 3
	207 WEST ST	2CT
		$0
	MCGUFFEY OH 45859	

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

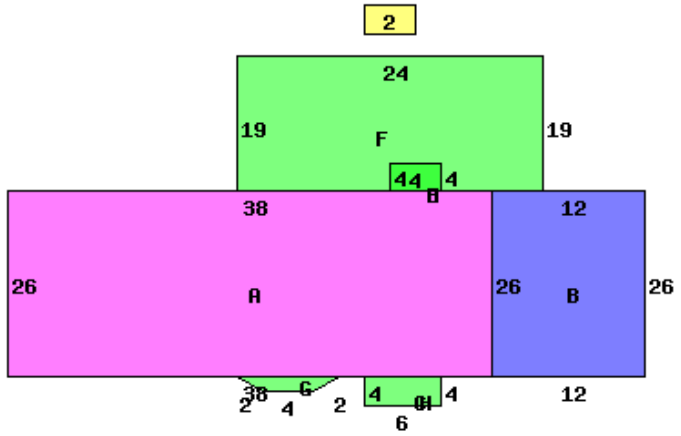
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6710	6710	6710	6710		6710	7830	7820
Bldg100%	48970	48970	48970	48970		48970	59110	59100
Totl100%	55690t	55690t	55690t	55690t		55690t	66940t	66920t
Cauv100%								
Tax Value:								
Land 35%	2350	2350	2350	2350		2350	2740	2740
Bldg 35%	17140	17140	17140	17140		17140	20690	20690
Totl 35%	19490t	19490t	19490t	19490t		19490t	23430t	23420t
Hmstd35%								
Owner Oc	17.36	16.52	16.52	16.52	16.52			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	381.78	347.78	334.72	334.72	334.72			
Sp-Asmnt	80.20	97.80	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
2022	1780	15460	17240	340.28
2021	1780	15460	17240	359.20

	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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	988	103720
	Subtotal			103720
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1720
Floor/Hardwood	X	Plumbing	2800
Floor/Carpet	X	Garages and Carports	7490
Floor/Tile-Lino	X	Extra Features	2260
Number of Rooms	7	Total Value	117990
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3000
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 3 Fixture	1		
Extra Fixture	1		

	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		59100
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	81	92	7820	7820

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

30-460071.0000-v082020R