

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460072.0000
C36

RES
2025

sale

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

2022 HILLIARD DAVID W II	2015-03-30
2023 HILLIARD DAVID W II	2015-03-30
2024 HILLIARD DAVID W II	2015-03-30
2025 JOHNSTON JAMES & LORRAI	2024-07-11 FLYNNS 4
209 WEST ST	1WD
MCGUFFEY OH 45859	\$159,900

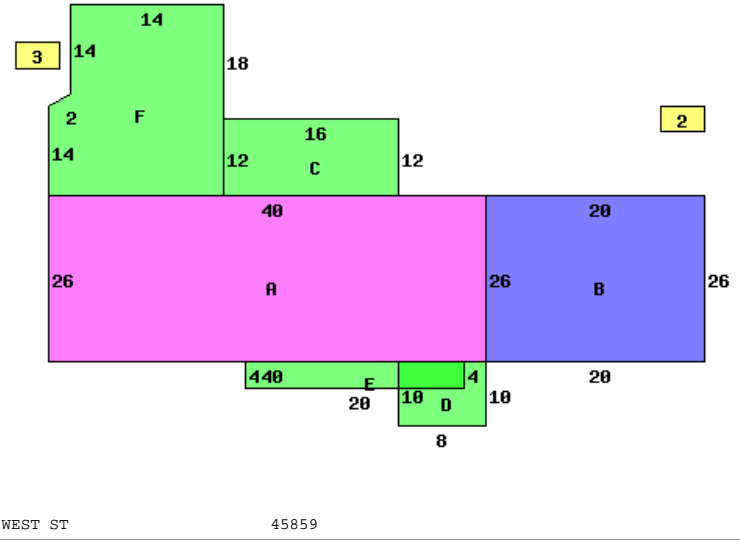
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	6570	8690	8690	8690	8690
Bldg100%	54340	66400	66400	66400	66400
Totl100%	60910t	75090t	75090t	75090t	75090t
Cauv100%					
Tax Value:					
Land 35%	2300	3040	3040	3040	3040
Bldg 35%	19020	23240	23240	23240	23240
Totl 35%	21320t	26280t	26280t	26280t	26280t
Hmstd35%	21140	26110			
Owner Oc	22.66	23.26	22.12		
Hmstd RB	350.72	339.26	351.74		
Net Tax	504.02	633.16	591.62	964.14	
Sp-Asmnt	85.92	100.30	121.44	121.44	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1040			
	F2	G		520	12480	b	GRAGE
	OPF	P		192	5760	c	PORCH
	DK	P		80	1200	d	PORCH
	CAN	P		80	640	e	PORCH
	DK	P		450	6750	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
277	1	2024-07-11	JOHNSTON JAMES & LORRAINE	1WD	159900	8690	66400
131	1	2015-03-30	HILLIARD DAVID W II	1SD	51500	9460	49710
143	1	1991-03-04		LUN *	40000	0	30510
21	0	1988-01-12		*	29000	0	30510

Year	Land	Bldg	Total	Net Tax
2021	2300	19020	21320	532.04
2020	2300	19020	21320	539.22

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS		
Story Height	1	Sq-Ft Value		
Floor Level	Main	FRAME	1040	104680
Shingle	Subtotal			104680
	Roof	HIP		
Plaster/Drywall	X	Garages and Carports	12480	
Floor/Hardwood	X	Extra Features	14350	
Floor/Carpet	X	Total Value	131510	
Number of Rooms	5			
Bedrooms	3	PUB PAVED ST/RD		
Central Heat	A	Neighborhood:		
FORCED AIR		Code:	3000	
Plumbing		Dwl/Gar/NC%	.8700	
Standard	1			

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			D	1962VG	105210	.28	Dpr	Value
2 Shed	*SV F 0	12X16	192		OLD/AV	500			500
3 Pool	*PP		0		2016	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		110.00	200	113	70	79	8690	8690	