MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460072.0000 RES
C36 2026

sale

2023	HILLIARD DAVID W II	2015-03-30
2024	HILLIARD DAVID W II	2015-03-30
2025	JOHNSTON JAMES & LORR	2024-07-11
2026	JOHNSTON JAMES & LORRAI	2024-07-11 FLYNNS 4
	209 WEST ST	1WD
		$159,900
	MCGUFFEY OH 45859	

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

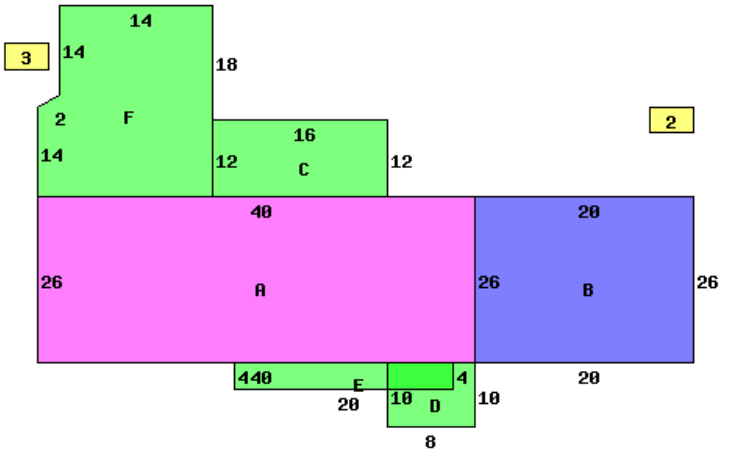
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8690	8690	8690	8690		8690	10110	10120
Bldg100%	66400	66400	66400	66400		66400	80030	80040
Totl100%	75090t	75090t	75090t	75090t		75090t	90140t	90160t
Cauv100%								
Tax Value:								
Land 35%	3040	3040	3040	3040		3040	3540	3540
Bldg 35%	23240	23240	23240	23240		23240	28010	28010
Totl 35%	26280t	26280t	26280t	26280t		26280t	31550t	31560t
Hmstd35%	26110							
Owner Oc	23.26	22.12						
Hmstd RB	339.26	351.74						
Net Tax	633.16	591.62	964.14	964.14	964.14			
Sp-Asmnt	100.30	121.44	121.44	121.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
	F2	G		520	12480	b	GRAGE
	OFP	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:bldg
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		1UN	*	40000	0	30510
21	0	1988-01-12			*	29000	0	30510

Year	Land	Bldg	Total	Net Tax
2022	2300	19020	21320	504.02
2021	2300	19020	21320	532.04

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			



209 WEST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1040	104680
	Subtotal			104680
Shingle	Roof	HIP		

B 1 2 U A

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%	1.0500
Standard	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		1040		D	1962VG	105210	.28		79540
2	Shed	*SV F 0	12X16	192			OLD/AV	500			500
3	Pool	*PP		0			2016	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		110.00	200	113	81	92	10120	10120

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

30-460072.0000-v082020R