MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470030.0000 RES
B77 2026

sale

2023	MULLINS LON C	
2024	MULLINS LON C	
2025	MULLINS LON C	
2026	MULLINS LON C	ORIG 30
	206 COLUMBUS	
		$0
	MCGUFFEY OH 45859	

2028	HOWARD ANGELA S	2026-09-29
	206 COLUMBUS	3QC
	MCGUFFEY OH 45859	

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

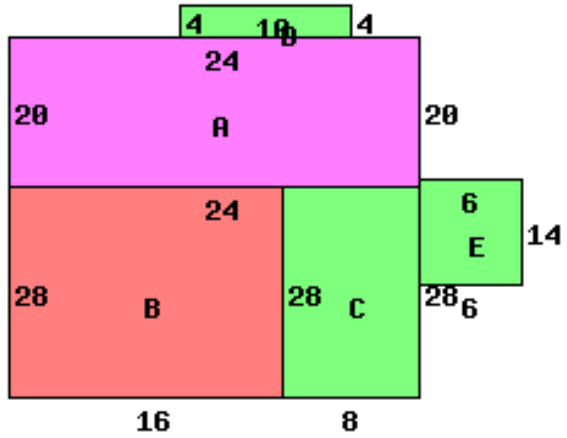
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%	47690	47690	47690	47690		47690	57570	57560
Totl100%	49970t	49970t	49970t	49970t		49970t	60200t	60200t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%	16690	16690	16690	16690		16690	20150	20150
Totl 35%	17490t	17490t	17490t	17490t		17490t	21070t	21070t
Hmstd35%								
Owner Oc	15.58	14.82	14.82	14.82	14.82			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	307.80	276.00	263.04	263.04	263.04			
Sp-Asmnt	74.26	91.98	91.98	91.98				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		480		a	*MAIN
1H	F/C	A		448		b	ADDTN
	EFP	P		224	8960	c	PORCH
	DK	P		40	600	d	PORCH
	DK	P		84	1260	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
458	3	2026-09-29	HOWARD ANGELA S	3QC *	0	2290	47690

Year	Land	Bldg	Total	Net Tax
2022	600	13780	14380	225.66
2021	600	13780	14380	238.20

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			



206 COLUMBUS ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	928	101640
	Part Upper	FRAME	448	24730
	Subtotal			126370
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X			
Number of Rooms		3	2		
Bedrooms			2		
Plumbing					
Standard		1			

Heating	-1830
Extra Features	10820
Total Value	135360
PUB SIDEWALK	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	1.0500

	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		1376		C-	1908AV	121820	.55		57560

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	81	66	2640	2640

Call Back: Sign: PSN Date: 2015-05-01 Lister: