MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470030.0000 RES
B77 2024

sale

2021 MULLINS LON C
2022 MULLINS LON C
2023 MULLINS LON C
2024 MULLINS LON C ORIG 30
206 COLUMBUS
$0
MCGUFFEY OH 45859

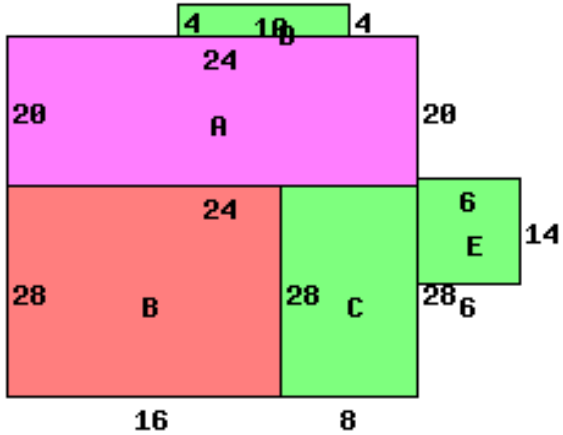
Eff Rate: – 47.98 — 45.44 — 41.45 — 40.13 — a/r

| Tax Year | 2021 | 2022 | 2023 | 2024 | CAMA |
|---|---|---|---|---|---|
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 1710 | 1710 | 2290 | 2290 | 2280 |
| Bldg100% | 39370 | 39370 | 47690 | 47690 | 47690 |
| Totl100% | 41090t | 41090t | 49970t | 49970t | 49970t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 600 | 600 | 800 | 800 | 800 |
| Bldg 35% | 13780 | 13780 | 16690 | 16690 | 16690 |
| Totl 35% | 14380t | 14380t | 17490t | 17490t | 17490t |
| Hmstd35% | | | | | |
| Owner Oc | 16.28 | 15.40 | 15.58 | 14.82 | |
| Hmstd RB | 370.28 | 350.72 | 339.26 | 351.74 | |
| Net Tax | 238.20 | 225.66 | 307.80 | 276.00 | |
| Sp-Asmnt | 63.24 | 65.24 | 74.26 | 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 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2020 | 600 | 13780 | 14380 | 241.40 |
| 2019 | 570 | 11070 | 11640 | 114.26 |

| p r o j e c t | | ben acres | / % | factor |
|---|---|---|---|---|
| 902 MAIN DISTRICT CONSERVANCY | XA/2024 | | | |
| 910 COTTONWOOD CONSERVANCY | XA/2024 | | | |
| 514 *MCGUFFEY LIGHTS | XV/2024 | | | |
| 500 HARDIN COUNTY LANDFILL | XA/2024 | | | |




206 COLUMBUS ST 45859

Occupancy 1 Single Family

Story Height 1H

| Floor Level | | | Sq-Ft | Value |
|---|---|---|---|---|
| | Main | FRAME | 928 | 101640 |
| | Part Upper | FRAME | 448 | 24730 |
| | Subtotal | | | 126370 |
| Metal | Roof | GABLE | | |

*DWELLING COMPUTATIONS

| | 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% .8700

| | 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 | | 47690 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 40.00 | 100 | 81 | 70 | 57 | 2280 | 2280 |

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470030.0000-v082020R