

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470030.0000  
B77

RES  
2025

sale

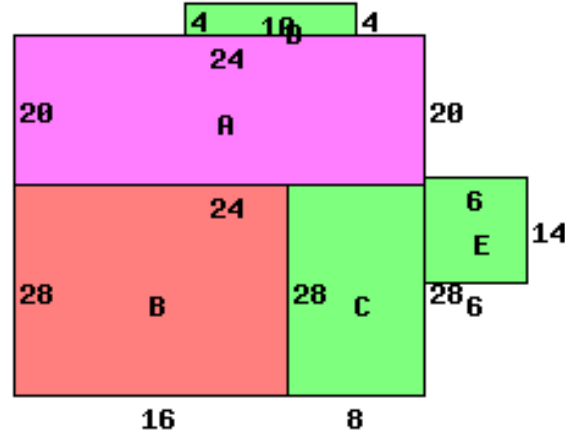
2022 MULLINS LON C	
2023 MULLINS LON C	
2024 MULLINS LON C	
2025 MULLINS LON C	ORIG 30
206 COLUMBUS	
MCGUFFEY OH 45859	\$0

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1710	2290	2290	2290	2280
Bldg100%	39370	47690	47690	47690	47690
Totl100%	41090t	49970t	49970t	49970t	49970t
Cauv100%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	13780	16690	16690	16690	16690
Totl 35%	14380t	17490t	17490t	17490t	17490t
Hmstd35%					
Owner Oc	15.40	15.58	14.82	14.82	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	225.66	307.80	276.00	263.04	
Sp-Asmnt	65.24	74.26	91.98	91.98	

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

Year	Land	Bldg	Total	Net Tax
2021	600	13780	14380	238.20
2020	600	13780	14380	241.40

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	
Story Height 1H	Sq-Ft	Value
Floor Level	Main	FRAME 928 101640
	Part Upper	FRAME 448 24730
	Subtotal	126370
Metal	Roof	GABLE
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	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C		1376		C-	1908AV	121820	.55	47690
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	rate	rate	rate	value	value	
		40.00	100	81	70	57	2280	2280	