

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470044.0000
B27

RES
2025

sale

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

2022 HICKS LEWIS	2016-07-14
2023 HICKS LEWIS	2016-07-14
2024 HICKS LEWIS	2016-07-14
2025 HICKS LEWIS	2016-07-14 ORIG 44-46
303 ELM	1AF
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5170	6830	6830	6830	6840
Bldg100%	39600	49970	49970	49970	49980
Totl100%	44770t	56800t	56800t	56800t	56820t
Cauvl00%					
Tax Value:					
Land 35%	1810	2390	2390	2390	2390
Bldg 35%	13860	17490	17490	17490	17490
Totl 35%	15670t	19880t	19880t	19880t	19890t
Hmstd35%					19810
Owner Oc	16.80	17.72	16.84	16.80	hmstd 2390 l 17420 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	277.36	396.22	361.76	348.76	
Sp-Asmnt	76.61	88.83	100.45	100.45	

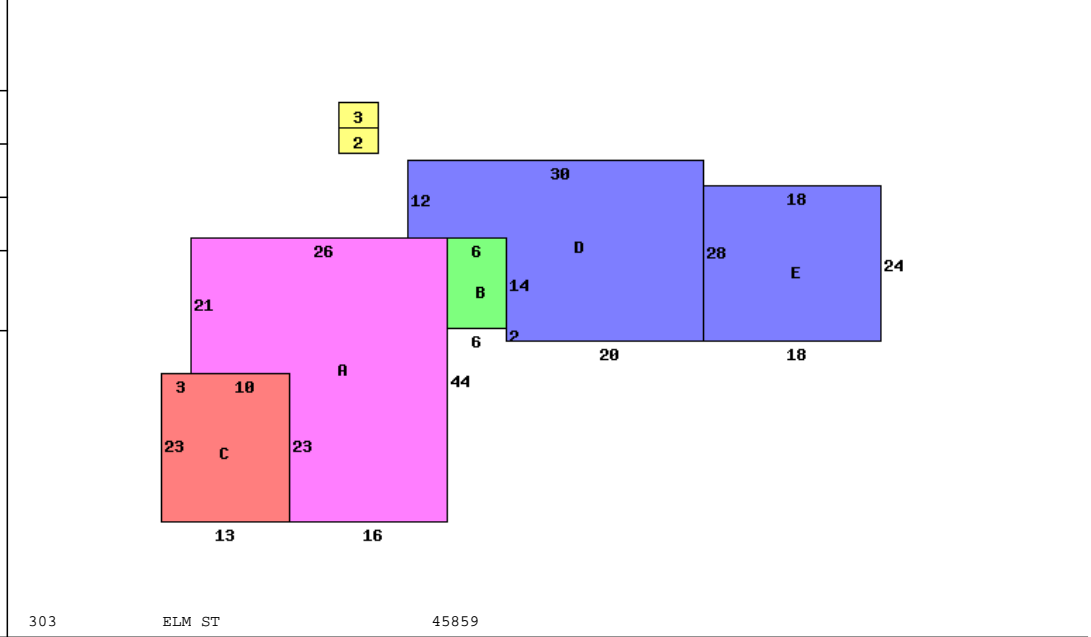
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		914			
1Q	EFP	P		84	3360	b	PORCH
	F/C	A		299		c	ADDTN
	F	G		680	16320	d	GRAGE
	F	G		432	10370	e	GRAGE

#: 45 & 46, L/W
304700450000
304700460000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
307	1	2016-07-14	HICKS LEWIS	1AF *	0	7430	31230
140	1	2001-03-30	HICKS LEWIS & SARAH E	1SD *	0	5400	27970

Year	Land	Bldg	Total	Net Tax
2021	1810	13860	15670	292.78
2020	1810	13860	15670	296.72

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS		
Story Height 1Q	Sq-Ft	Value	
Floor Level			
	Main	FRAME	
	Qtr Story	FRAME	
	Subtotal		
Metal	Roof	GABLE	
Plaster/Drywall	D	Heating	-320
Panelled Wall	X	Air Conditioning	2170
Floor/Carpet	X	Garages and Carports	26690
Floor/Tile-Lino	L	Extra Features	3360
Number of Rooms	7	Total Value	141290
Bedrooms	3		
Central Heat	X	PUB ALLEY	
FORCED AIR		Neighborhood:	
Central A/C	X	Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C			C-	OLD/AV	.55	Dpr	Value
2 Shed	*PP 0	8X12	96		OLD/	0		0
3 P	*SV CAN	10X20	200		1980FR	200		200
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		120.00	100	81	70	57	6840	6840

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470044.0000-v082020R