

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480014.0000
B46

RES
2025

sale

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

2022 201 MAIN STREET LLC	2012-08-01
2023 STRITE ERIK & SHARON	2022-06-08
2024 STRITE ERIK & SHARON	2022-06-08
2025 STRITE ERIK & SHARON	2022-06-08 MC GUFFEYS 1ST 15
201 MAIN ST	LWD
MCGUFFEY OH 45859	\$51,000

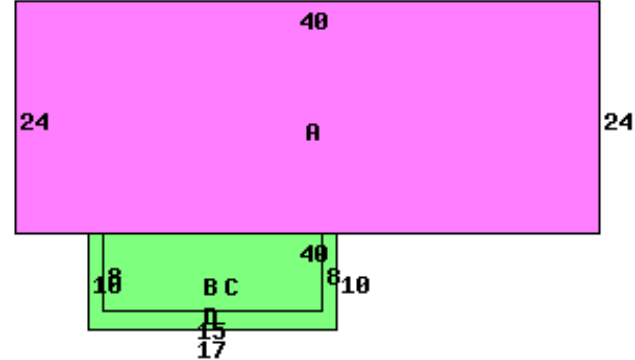
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	38830	57570	57570	57570	57570
Totl100%	41460t	61090t	61090t	61090t	61070t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	13590	20150	20150	20150	20150
Totl 35%	14510t	21380t	21380t	21380t	21370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	597.12	810.02	785.46	784.36	
Sp-Asmnt	65.67	85.59	105.76	105.76	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		960			
	DK	P		120	1800	b	PORCH
	CAN	P		120	960	c	PORCH
	CAN	P		50	400	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
287	1	2022-06-08	STRITE ERIK & SHARON	LWD	51000	2630	38830
340	1	2012-08-01	201 MAIN STREET LLC	LED	37000	3800	49860
180	1	2003-04-17	EVERSOLE BONNIE L	1QC *	0	3200	43860
578	1	2001-11-09	BROWN ANNIE LEE	LWD	5800	3200	0
189	1	1999-05-04	GREEN JAN A	1QC *	0	3740	0
279	1	1998-05-19	GREER CLAUDE STEPHEN	1QC	5000	3740	0

Year	Land	Bldg	Total	Net Tax
2021	920	13590	14510	630.40
2020	920	13590	14510	638.88

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



201 MAIN ST 45859

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	960 100780
Shingle	Roof	GABLE	100780
Plaster/Drywall	D	Plumbing	2100
Floor/Carpet	X	Extra Features	3160
Floor/Tile-Lino	X	Total Value	106040
Number of Rooms	5		
Bedrooms	3	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		
Extra 3 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	24X40	960		MHD	2001AV		84830	.22	Dpr	57570
front lot	acres/	effective	depth	depth	actual	effective	extended	true			
	frontage	frontage	frontage	factor	rate	rate	value	value			
		50.00	150	100	70	70	3500	3500			