

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480020.0000
A34

RES
2025

sale

2022 MULLINS KENNETH M	2021-07-28
2023 MULLINS KENNETH M	2021-07-28
2024 MULLINS KENNETH M	2021-07-28
2025 MULLINS KATHERINE	2024-01-02 MC GUFFEYS 1ST 21
206 E MAIN ST	3WD
MCGUFFEY OH 45859	\$66,000

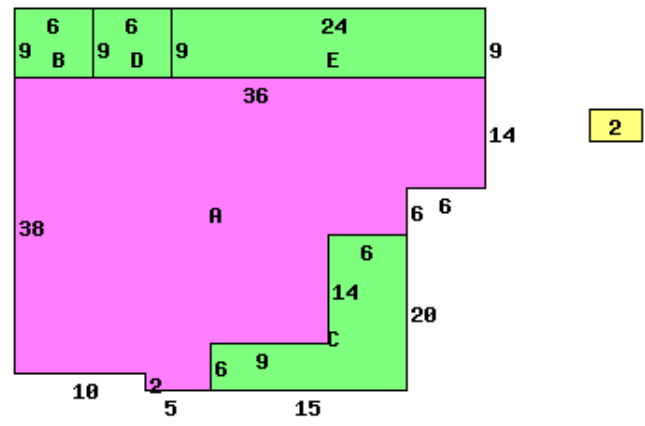
Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3510
Bldg100%	42540	51400	51400	51400	51400
Totl100%	45170t	54910t	54910t	54910t	54910t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	14890	17990	17990	17990	17990
Totl 35%	15810t	19220t	19220t	19220t	19220t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	650.64	728.18	706.10	705.14	705.14
Sp-Asmnt	69.56	79.44	98.11	98.11	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1090			
	PAT	P		54	160	b	PORCH
	OPF	P		174	5220	c	PORCH
	OBW	P		54	1620	d	PORCH
	PAT	P		216	650	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
1	3	2024-01-02	MULLINS KATHERINE	3WD	66000	3510	51400
324	3	2021-07-28	MULLINS KENNETH M	3QC *	0	2630	42540
563	3	2009-12-11	MULLINS KENNETH M & BREND	3FD	42000	2970	26290
561	3	2007-10-11	GARDNER ROBERT R	3WD	42000	2800	26060
84	3	2007-03-05	CONLEY PAMELA ETAL	3CT *	0	2800	26060

Year	Land	Bldg	Total	Net Tax
2021	920	14890	15810	686.86
2020	920	14890	15810	696.12

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 MAIN ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1090 104860
	Subtotal		104860
Metal	Roof	HIP	
Plaster/Drywall	X	Air Conditioning	2020
Panelled Wall	X	Extra Features	7650
Floor/Pine	X	Total Value	114530
Floor/Carpet	X		
Number of Rooms	5	PUB ALLEY	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Central A/C	A	Dwl/Gar/NC%	.8700
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1090	1090		D+	OLD/GD		97350	.40		50820
2 Shed		10X20	200		D	1990FR		1920	.70		580
front lot		effective	depth	actual	effective	extended	true				
	acres/	frontage	frontage	depth	rate	value	value				
	50.00	150	100	70	70	3500	3500				