MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480020.0000 RES
A34 2026

sale

2023	MULLINS KENNETH M	2021-07-28
2024	MULLINS KENNETH M	2021-07-28
2025	MULLINS KATHERINE	2024-01-02
2026	MULLINS KATHERINE	2024-01-02 MC GUFFEYS 1ST 21
	206 E MAIN ST	3WD
		$66,000
	MCGUFFEY OH 45859	

Eff Rate: – 41.45 — 40.13 — 40.08 — 40.08 — a/r

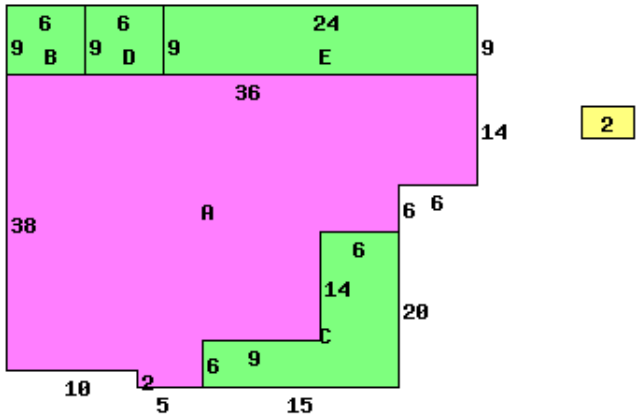
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	51400	51400	51400	51400		51400	61910	61910
Totl100%	54910t	54910t	54910t	54910t		54910t	65970t	65960t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	17990	17990	17990	17990		17990	21670	21670
Totl 35%	19220t	19220t	19220t	19220t		19220t	23090t	23090t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	728.18	706.10	705.14	705.14	705.14			
Sp-Asmnt	79.44	98.11	98.11	98.11				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1090		a	*MAIN
	PAT	P		54	160	b	PORCH
	OFP	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:bldg
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
2022	920	14890	15810	650.64
2021	920	14890	15810	686.86

p r o j e c t		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1090	104860
	Subtotal			104860
Metal	Roof	HIP		

B 1 2 U A

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		
		Neighborhood:	
Central Heat	A	Code:	3000
FORCED AIR		Dwl/Gar/NC%	1.0500
Central A/C	A		
Plumbing			
Standard	1		

	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		1090		D+	OLD/GD	97350	.40		61330
2	Shed		10X20	200		D	1990FR	1920	.70		580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-05-08 Lister:

30-480020.0000-v082020R