

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480023.0000
B33

RES
2025

sale

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

2022 TAYLOR DONALD	2011-03-11
2023 TAYLOR DONALD	2011-03-11
2024 TAYLOR DONALD	2011-03-11
2025 TAYLOR DONALD	2011-03-11 MC GUFFEYS 1ST 24
206 E SOUTH ST	1CT
MCGUFFEY OH 45859	\$0

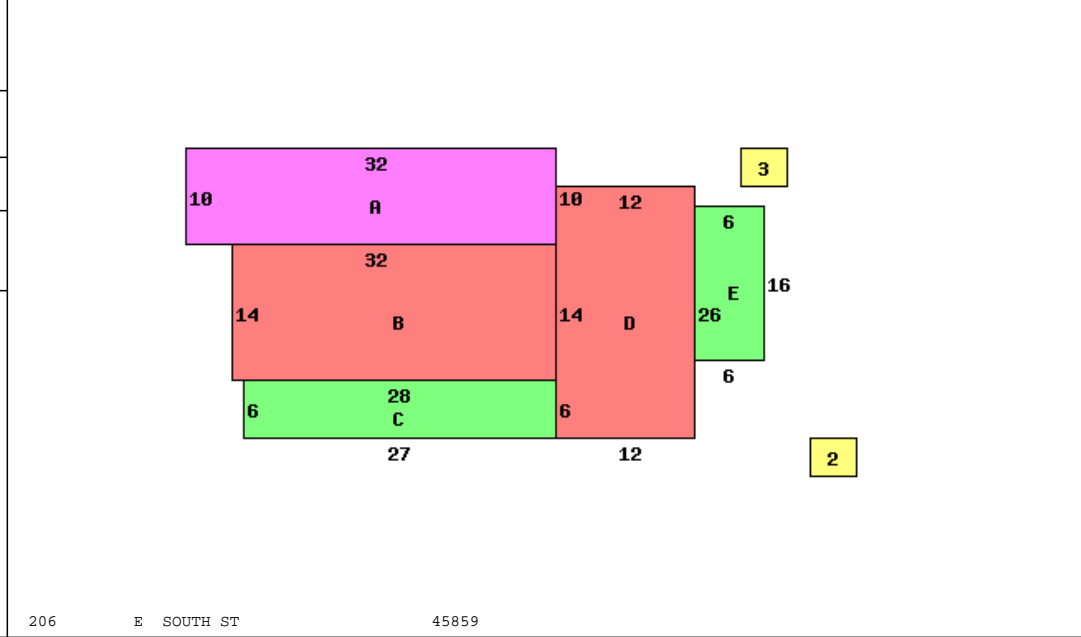
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	38290	45370	45370	45370	45380
Totl100%	40910t	48890t	48890t	48890t	48880t
Cauvl00%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	13400	15880	15880	15880	15880
Totl 35%	14320t	17110t	17110t	17110t	17110t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	589.32	648.24	628.58	627.72	
Sp-Asmnt	65.08	73.16	90.63	90.63	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		320			ADDTN
1H	F/C	A		392			PORCH
1	OFF	P		162	4860		ADDTN
1	F/C	A		312			ADDTN
	DK	P		96	1440		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
90	1	2011-03-11	TAYLOR DONALD	1CT *	0	2490	26060
89	1	2011-03-11	TAYLOR LAUDIE	1CT *	0	2490	26060
468	1	1998-08-14	TAYLOR EDMOND P & LAUDIE	1ED	25000	2510	17940

Year	Land	Bldg	Total	Net Tax
2021	920	13400	14320	622.14
2020	920	13400	14320	630.52

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 E SOUTH ST 45859

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1H		Sq-Ft	Value	
Floor Level		Main	FRAME	1024	103070
		Part Upper	FRAME	392	22180
		Subtotal			125250
Metal		Roof	GABLE		
Plaster/Drywall	X	X		Extra Features	6300
Panelled Wall	X			Total Value	131550
Floor/Pine	X	X			
Number of Rooms	4	2		PUB ALLEY	
Bedrooms		2			
Central Heat		A		Neighborhood:	
FORCED AIR				Code:	3000
Plumbing				Dwl/Gar/NC%	.8700
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C		Rate		Cond	Value	Dpr	Dpr	Value
2 Garage	CB 0	12X20	240		D	OLD/AV	.55		43780
3 Shed	*SV 0	12X14	168			OLD/AV	.65		1400
									200
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	rate	value	value	
		50.00	150	100	70	70	3500	3500	