MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480023.0000 RES
B33 2026

sale

2023 TAYLOR DONALD	2011-03-11	
2024 TAYLOR DONALD	2011-03-11	
2025 TAYLOR DONALD	2011-03-11	
2026 TAYLOR DONALD	2011-03-11	MC GUFFEYS 1ST 24
206 E SOUTH ST	1CT	
	$0	
MCGUFFEY OH 45859		

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

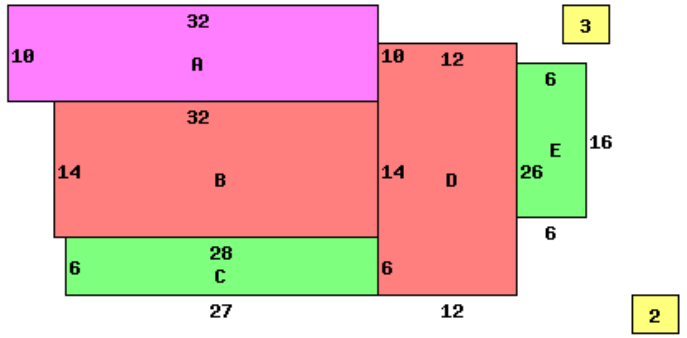
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	45370	45370	45370	45370		45370	54740	54730
Totl100%	48890t	48890t	48890t	48890t		48890t	58800t	58780t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	15880	15880	15880	15880		15880	19160	19160
Totl 35%	17110t	17110t	17110t	17110t		17110t	20580t	20570t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	648.24	628.58	627.72	627.72	627.72			
Sp-Asmnt	73.16	90.63	90.63	90.63				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	920	13400	14320	589.32
2021	920	13400	14320	622.14

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1024	103070
	Part Upper	FRAME	392	22180
	Subtotal			125250
Metal	Roof	GABLE		

B 1 2 U A

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		
			Neighborhood:	
Central Heat	A		Code:	3000
FORCED AIR			Dwl/Gar/NC%	1.0500
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		1416		D+	OLD/AV	111820	.55		52840
2	Garage	CB 0	12X20	240		D	OLD/AV	4610	.65		1690
3	Shed	*SV 0	12X14	168			OLD/AV	200			200

	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: 2015-05-01 Lister: 30-480023.0000-v082020R