

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480043.0000
A62

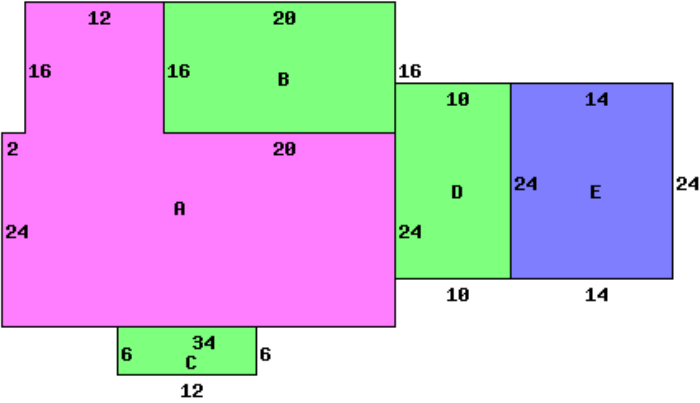
RES
2025

sale

2022	WBML PROPERTIES LLC	2015-10-08
2023	WBML PROPERTIES LLC	2015-10-08
2024	WBML PROPERTIES LLC	2015-10-08
2025	WBML PROPERTIES LLC	2015-10-08
511	EAST ST	2WD
MCGUFFEY OH 45859		\$8,000

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r				
Tax Year	2022	2023	2024	2025
Prop Cls	510	510	510	510
Acres				
Land100%	2110	2800	2800	2800
Bldg100%	43800	52710	52710	52710
Totl100%	45910t	55510t	55510t	55510t
Cauv100%				
Tax Value:				
Land 35%	740	980	980	980
Bldg 35%	15330	18450	18450	18450
Totl 35%	16070t	19430t	19430t	19430t
Hmstd35%				
Owner 0c				
Hmstd RB				
Net Tax	661.34	736.14	713.82	712.82
Sp-Asmnt				
	70.36	80.12	98.86	98.86

SHB+ 1	CONS F/C PAT OFP EBW F	TYPE M P P G	FACT	SQ-FT 1008 320 72 240 336	VALUE 960 2160 9600 8060	a b c d e	*MAIN PORCH PORCH PORCH GRAGE
S/W 05.2-04 -48 -042							
Sale#	#D	Sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
529	2	2015-10-08	WBML PROPERTIES LLC	2WD *	8000	3030	41000
243	2	2012-06-18	CUNNINGHAM STE	2WD	0	3030	41000
206	2	2012-05-17	CUNNINGHAM THELMA	2WD	5500	3030	41000
42	2	2012-02-01	FEDERAL NATIONAL MORTGAGE	2SH	0	3030	41000
498	2	2004-08-12	HOSAFROS MARK & MARILYN	2WD	10000	2570	29910
261	2	2004-05-11	BANK ONE NA	2DD	20000	2570	29910
94	2	1999-03-02	HARP DANIEL A	20C *	0	3000	26540
515	1	1991-07-01		1UN *	29900	0	27800
648	0	1986-08-15			25500	0	17400
Year	Land	Bldg	Total	Net Tax			
2021	740	15330	16070	698.16			
2020	740	15330	16070	707.58			
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			



511 EAST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level		1008	101460
Shingle			101460
Plaster/Drywall	X	Garages and Carports	8060
Panelled Wall	X	Extra Features	13360
Floor/Hardwood	X	Total Value	122880
Floor/Carpet	X		
Number of Rooms	7	PUB ALLEY	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	1008	Rate	D+	Cond	Value	Dpr	Dpr	Value
						1961AV	104450	.42		52710
	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	150	factor	rate	rate	value	value		
		40.00			70	70	2800	2800		