

MARION TWP
MCGUFFEY CORP

00290

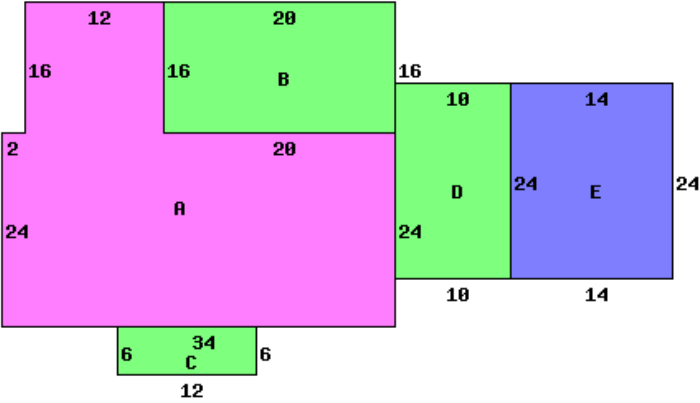
Hardin County, Ohio
Michael T. Bacon, Auditor

30-480043.0000
A62

RES
2024

Sale		Eff Rate: 47.98 45.44 41.45 40.13 a/r					
2021 WBML PROPERTIES LLC	2015-10-08	Tax Year	2021	2022	2023	2024	CAMA
2022 WBML PROPERTIES LLC	2015-10-08	Prop Cls	510	510	510	510	510
2023 WBML PROPERTIES LLC	2015-10-08	Acres					
2024 WBML PROPERTIES LLC	2015-10-08 MC GUFFEYS 2ND 33	Land100%	2110	2110	2800	2800	2800
511 EAST ST	2WD	Bldg100%	43800	43800	52710	52710	52710
MCGUFFEY OH 45859	\$8,000	Totl100%	45910t	45910t	55510t	55510t	55510t
		Cauv100%					
		Tax Value:					
		Land 35%	740	740	980	980	980
		Bldg 35%	15330	15330	18450	18450	18450
		Totl 35%	16070t	16070t	19430t	19430t	19430t
		Hmstd35%					
		Owner 0c					
		Hmstd RB	698.16	661.34	736.14	713.82	
		Net Tax					
		Sp-Asmnt	68.36	70.36	80.12	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 *	29000	0	27800
648	0	1986-08-15			25500	0	17400
Year	Land	Bldg	Total	Net Tax			
2020	740	15330	16070	707.58			
2019	700	12550	13250	538.26			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024			
910	COTTONWOOD CONSERVANCY			XA/2024			
514	*MCGUFFEY LIGHTS			XV/2024			
500	HARDIN COUNTY LANDFILL			XA/2024			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS		Sq-Ft		Value		Bldg Type		SHB+Cons		DixHt		Area		Unit		Grade		Blt/Renov		Replace		Phy		Fnc		True	
Story Height	1			1008		101460		1 DWELLING		1 F/C		FtxFt		1008		Rate		D+		1961AV		104450		.42		Dpr		52710	
Floor Level		Main	Subtotal	FRAME		101460																							
Shingle		B 1	2 U A	GABLE				front lot		acres/		effective		depth		depth		actual		effective		extended		true					
Plaster/Drywall	X					8060				frontage		40.00		150		100		rate		rate		value		value					
Panelled Wall	X					13360																							
Floor/Hardwood	X					122880																							
Floor/Carpet	X																												
Number of Rooms	7																												
Bedrooms	3																												
Central Heat	A																												
FORCED AIR						3000																							
Plumbing						.8700																							
Standard	1																												