

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-480043.0000  
A62

RES  
2025

sale

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

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 MC GUFFEYS 2ND 33
511 EAST ST	2WD
MCGUFFEY OH 45859	\$8,000

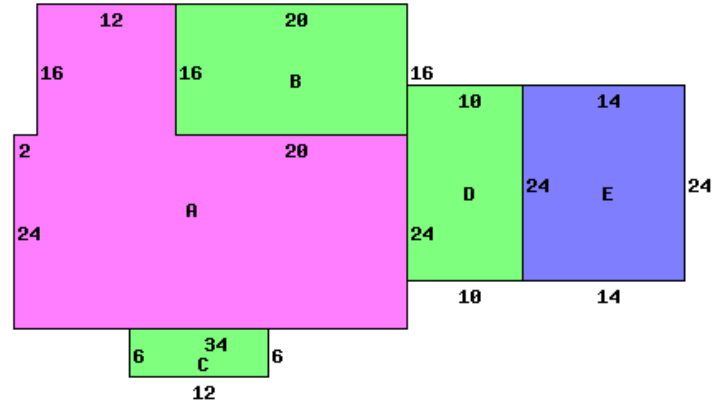
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	43800	52710	52710	52710	52710
Totl100%	45910t	55510t	55510t	55510t	55510t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	15330	18450	18450	18450	18450
Totl 35%	16070t	19430t	19430t	19430t	19430t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	661.34	736.14	713.82	712.82	
Sp-Asmnt	70.36	80.12	98.86	98.86	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1008		a	*MAIN
	PAT	P		320	960	b	PORCH
	OFF	P		72	2160	c	PORCH
	EBW	P		240	9600	d	PORCH
	F	G		336	8060	e	GRAGE

S/W	05.2-04	-48	-042				
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
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	2QC *	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

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



511 EAST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1008 101460
Shingle	Subtotal	FRAME	101460
	Roof	GABLE	
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	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1008	1008	D+	1961AV	.42	52710
front lot	acres/	effective	depth	depth	actual	effective	true
	frontage	frontage	depth	factor	rate	rate	value
		40.00	150	100	70	70	2800