

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480073.0000
A06

RES
2025

sale

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

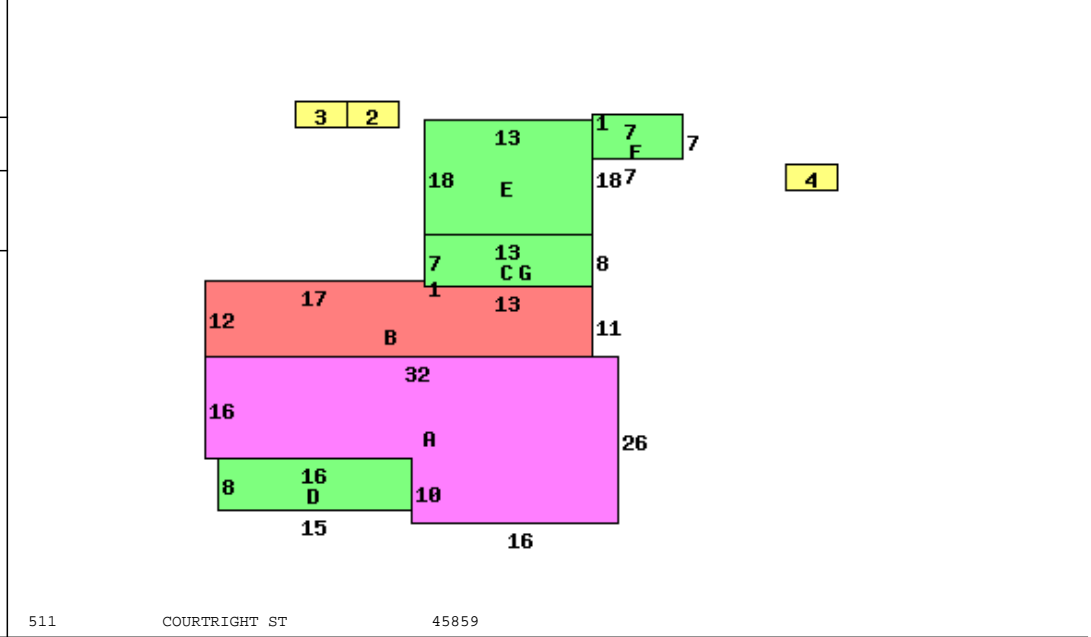
2022 BOLEN CHARLES	
2023 BOLEN CHARLES	
2024 BOLEN CHARLES	
2025 BOLEN CHARLES	MC GUFFEYS 2ND 3
511 COURTRIGHT ST	
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	64660	76770	76770	76770	76780
Totl100%	66770t	79570t	79570t	79570t	79580t
Cauvl00%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	22630	26870	26870	26870	26870
Totl 35%	23370t	27850t	27850t	27850t	27850t
Hmstd35%	22130	26450	26450	26450	
Owner Oc	23.72	23.56	22.42	22.42	hmstd 980 l 25470 b
Hmstd RB					
Net Tax	938.04	1031.60	1000.74	999.32	
Sp-Asmnt	92.30	105.30	128.70	128.70	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		672		a	*MAIN
1	F/C	A		347		b	ADDTN
	CAN	P		104	830	c	PORCH
	OPF	P		120	3600	d	PORCH
	DK	P		234	3510	e	PORCH
	DK	P		49	740	f	PORCH
	DK	P		104	1560	g	PORCH

Year	Land	Bldg	Total	Net Tax
2021	740	22630	23370	990.26
2020	740	22630	23370	1003.60

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



Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1H	Main	FRAME
Floor Level	Part Upper	FRAME
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Panelled Wall	X	
Floor/Hardwood	X	
Floor/Pine	X	X
Number of Rooms	5	3
Bedrooms		3
Central Heat	A	
HOT WATER		
Plumbing		
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C			C-	OLD/GD	.40		68760
2 Garage	F 0	20X24	480	C	OLD/GD	.60		4010
3 Garage	F 0	20X24	480	C	1995AV	.60		4010
4 Shed	*PP	8X10	80		2021AV	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		40.00	150	100	70	2800	2800	

Neighborhood:	PUB SIDEWALK
Code:	
Dwl/Gar/NC%	.8700

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-480073.0000-v082020R