

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490017.0000
C125

RES
2025

sale

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

2022 BROWN CHADD E & LACEY	2021-05-05
2023 BROWN CHADD E & LACEY	2021-05-05
2024 BROWN CHADD E & LACEY	2021-05-05
2025 BROWN CHADD E & LACEY J	2021-05-05 BEAMANS 15
202 WEST ST	2FD
MCGUFFEY OH 45859	\$65,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3660	4860	4860	4860	4860
Land100%	53110	63430	63430	63430	63440
Bldg100%	56770t	68290t	68290t	68290t	68300t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1280	1700	1700	1700	1700
Bldg 35%	18590	22200	22200	22200	22200
Totl 35%	19870t	23900t	23900t	23900t	23910t
Hmstd35%	18380	21960	21960	21960	
Owner Oc	19.70	19.56	18.62	18.62	hmstd 1700 l 20260 b
Hmstd RB					
Net Tax	798.02	885.94	859.42	858.20	
Sp-Asmnt	81.55	93.25	113.16	113.16	

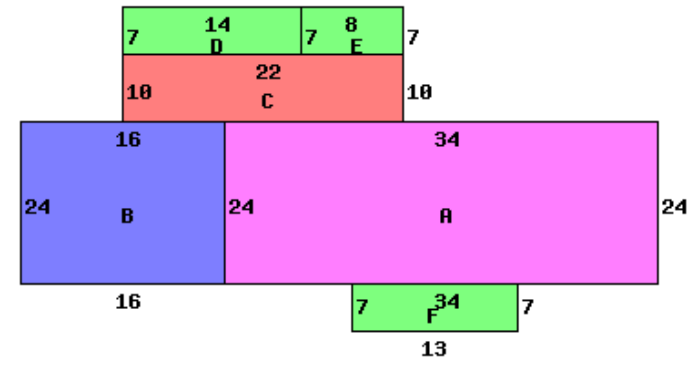
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		816		b	GRAGE
	F	G		384	9220	c	ADDTN
1	F/C	A		220		d	PORCH
	EFF	P		98	3920	e	PORCH
	RFX	P		56	560	f	PORCH
	STP	P		91	360		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
179	2	2021-05-05	BROWN CHADD E & LACEY J	2FD	65000	3660	53110
23	2	2001-01-17	LEONARD NORMA L	2QC *	0	4690	39630

Year	Land	Bldg	Total	Net Tax
2021	1280	18590	19870	472.18
2020	1280	18590	19870	478.56

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

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202 WEST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1036 104270
Full Upper	FRAME	816 57920
Subtotal		162190
Shingle	Roof	HIP
B 1 2 U A		
Plaster/Drywall	X X	Heating -2300
Panelled Wall	X	Garages and Carports 9220
Floor/Carpet	X X	Extra Features 4840
Floor/Tile-Lino	X X	Total Value 173950
Number of Rooms	6 4	
Bedrooms	1 4	PUB ALLEY
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	1852	Rate	Grade	Cond	Value	Dpr	Value
2 Garage		25X38	950	D+	OLD/AV	147860	.55	57890
				D	1973AV	18240	.65	5550
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		60.00	221	115	70	81	4860	4860