MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490017.0000 RES
C125 2026

sale

2023 BROWN CHADD E & LACEY	2021-05-05	
2024 BROWN CHADD E & LACEY	2021-05-05	
2025 BROWN CHADD E & LACEY	2021-05-05	
2026 BROWN CHADD E & LACEY J	2021-05-05	BEAMANS 15
202 WEST ST	2FD	
	$65,000	
MCGUFFEY OH 45859		

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

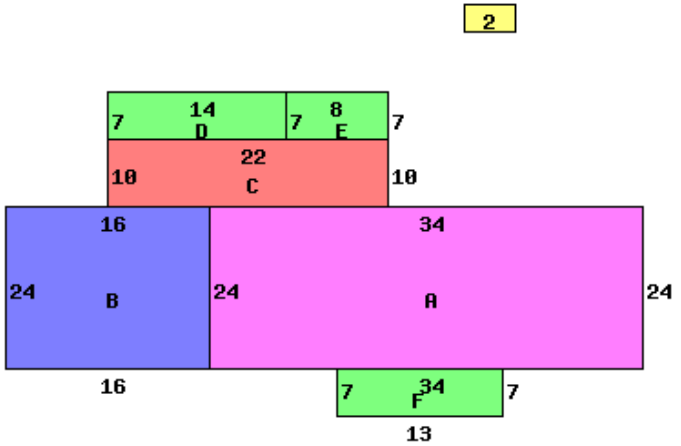
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4860	4860	4860	4860		4860	5570	5580
Bldg100%	63430	63430	63430	63430		63430	76570	76560
Totl100%	68290t	68290t	68290t	68290t		68290t	82140t	82140t
Cauv100%								
Tax Value:								
Land 35%	1700	1700	1700	1700		1700	1950	1950
Bldg 35%	22200	22200	22200	22200		22200	26800	26800
Totl 35%	23900t	23900t	23900t	23900t		23900t	28750t	28750t
Hmstd35%	21960	21960	21960	21960		21960	26400	
Owner Oc	19.56	18.62	18.62	18.62	18.62	hmstd 1700 l	20260 b	
Hmstd RB								
Net Tax	885.94	859.42	858.20	858.20	858.20			
Sp-Asmnt	93.25	113.16	113.16	113.16				

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

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
2022	1280	18590	19870	798.02
2021	1280	18590	19870	472.18

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			



202 WEST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 F/C		1852		D+	OLD/AV	147860	.55		69860
2	Garage		25X38	950		D	1973AV	18240	.65		6700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	221	115	81	93	5580	5580

Call Back: Sign: PSN Date: 2015-07-01 Lister:

30-490017.0000-v082020R