

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490018.0000  
C124

RES  
2025

sale

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

2022 HURLEY CRAIG & LEAH	2019-08-01
2023 HURLEY CRAIG & LEAH	2019-08-01
2024 HURLEY CRAIG & LEAH	2019-08-01
2025 HURLEY CRAIG & LEAH	2019-08-01 BEAMANS 14
204 WEST	1SD
MCGUFFEY OH 45859	\$56,000

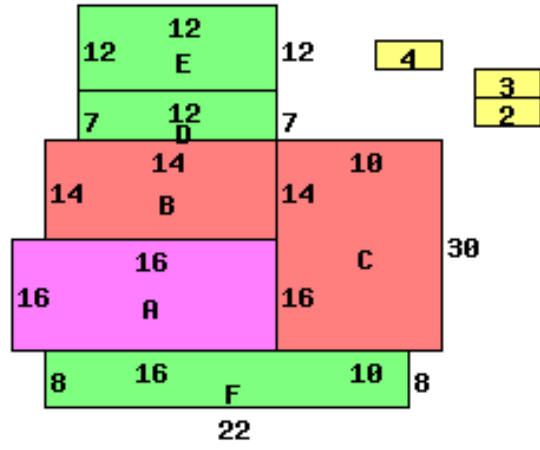
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3110	4140	4140	4140	4130
Bldg100%	55110	49600	49600	49600	49600
Totl100%	58230t	53740t	53740t	53740t	53730t
Cauv100%					
Tax Value:					
Land 35%	1090	1450	1450	1450	1450
Bldg 35%	19290	17360	17360	17360	17360
Totl 35%	20380t	18810t	18810t	18810t	18810t
Hmstd35%				18500	
Owner Oc				15.68	
Hmstd RB					
Net Tax	838.70	712.66	691.04	674.40	
Sp-Asmnt	83.07	78.53	95.46	95.46	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		256		b	ADDTN
1	A	F/C	A	196		c	ADDTN
1		F/C	A	300		d	PORCH
	EFF	P		84	3360	e	PORCH
	PAT	P		144	430	f	PORCH
	DK	P		176	2640		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
319	1	2019-08-01	HURLEY CRAIG & LEAH	1SD	56000	2970	44140
617	1	2008-12-22	KRUMMREY DUANE R & TREEN	1FD	53500	4660	35230
513	1	2004-10-29	HICKS LOIS LORRAINE	1CT *	0	3970	31140

Year	Land	Bldg	Total	Net Tax
2021	1090	19290	20380	885.42
2020	1090	19290	20380	897.34

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



204 WEST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	752 91890
	Full Upper	FRAME	256 25140
	Qtr Story	FRAME	196 1000
	Subtotal		118030
Shingle	Roof	GABLE	
Plaster/Drywall	D D	Air Conditioning	1910
Panelled Wall	X	Plumbing	700
Unfinished Wall		Extra Features	6430
Floor/Pine	X	Total Value	127070
Floor/Carpet	X X		
Floor/Tile-Lino	L	PUB ALLEY	
Number of Rooms	3 3 1		
Bedrooms	4 2	Neighborhood:	
Central Heat	A	Code:	3000
FORCED AIR		Dwl/Gar/NC%	.8700
Central A/C	A		
Plumbing			
Standard	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 Garage		24X28	672		D	1985AV	12900	.65	3930
3 Shed	*PP	10X14	216		OLD/	400			400
4 Shed	*PP	10X12	128		OLD/	500			500
front lot		effective	depth	actual	effective	extended	true		
	acres/	frontage	depth	factor	rate	value	value		
	frontage	51.00	221	115	70	81	4130	4130	