

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490019.0000  
C123

RES  
2025

sale

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

2022 MCDOWELL SANDRA K	2010-07-22
2023 MCDOWELL SANDRA K	2010-07-22
2024 MCDOWELL SANDRA K	2010-07-22
2025 MCDOWELL SANDRA K	2010-07-22
206 WEST ST	BEAMANS 13
	LWD
MCGUFFEY OH 45859	\$65,000

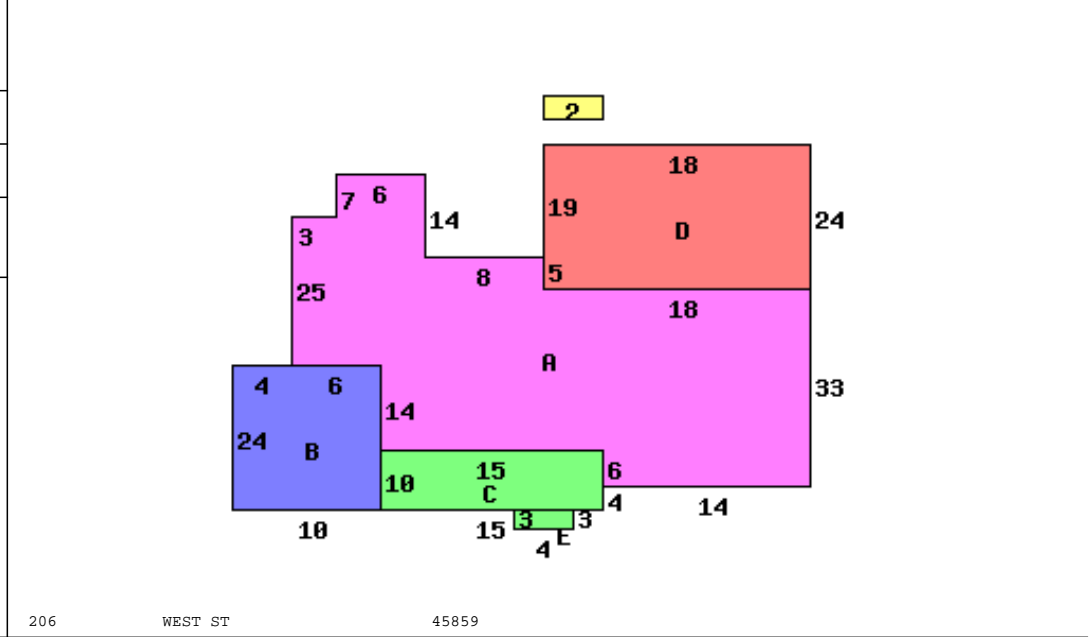
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3110	4140	4140	4140	4130
Bldg100%	55400	49060	49060	49060	49070
Totl100%	58510t	53200t	53200t	53200t	53200t
Cauv100%					
Tax Value:					
Land 35%	1090	1450	1450	1450	1450
Bldg 35%	19390	17170	17170	17170	17170
Totl 35%	20480t	18620t	18620t	18620t	18620t
Hmstd35%				18430	
Owner Oc				15.62	hmstd 1450 l 16980 b
Hmstd RB					
Net Tax	842.82	705.44	684.06	667.48	
Sp-Asmnt	83.37	77.97	94.78	94.78	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1135			
	F	G		240	5760	b	GRAGE
	FFP	P		150	6000	c	PORCH
1	F/C	A		432		d	ADDTN
	STP	P		12	50	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
357	1	2010-07-22	MCDOWELL SANDRA K	LWD	65000	4660	30400
587	1	2000-10-05	HOLBROOK DAVID K & AMY L	LWD	53000	4000	21830

Year	Land	Bldg	Total	Net Tax
2021	1090	19390	20480	889.76
2020	1090	19390	20480	901.74

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 1	Sq-Ft	Value
Floor Level	1567	123120
Shingle	Main Subtotal	123120
	Roof	
Plaster/Drywall	X	Air Conditioning 2770
Floor/Pine	X	Garages and Carports 5760
Floor/Carpet	X	Extra Features 6050
Number of Rooms	6	Total Value 137700
Bedrooms	3	
Central Heat	A	PUB ALLEY
FORCED AIR		Neighborhood:
Central A/C	A	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	Value	Dpr	Value
2 Shed		12X16	192	D	1960FR	1840	.70	550
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		51.00	221	115	70	81	4130	4130