

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490020.0000
C122

RES
2025

sale

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

2022 MCDOWELL PAUL C	2013-12-05
2023 MCDOWELL PAUL C	2013-12-05
2024 MCDOWELL PAUL C	2013-12-05
2025 MCDOWELL PAUL C	2013-12-05 BEAMANS 12
208 WEST ST	2WD
MCGUFFEY OH 45859	\$57,000

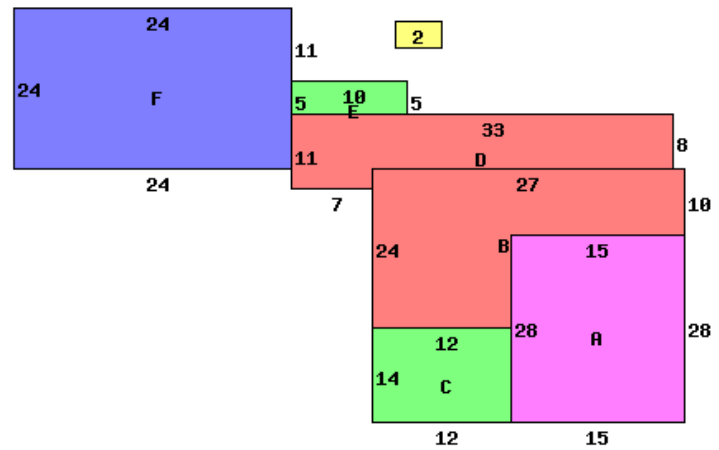
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3290	4370	4370	4370	4370
Bldg100%	43430	52540	52540	52540	52540
Totl100%	46710t	56910t	56910t	56910t	56910t
Cauvl00%					
Tax Value:					
Land 35%	1150	1530	1530	1530	1530
Bldg 35%	15200	18390	18390	18390	18390
Totl 35%	16350t	19920t	19920t	19920t	19920t
Hmstd35%					
Owner Oc	17.52	17.74	16.88	16.88	
Hmstd RB	655.34	677.40	703.50	713.92	
Net Tax	0.00	59.56	11.44		
Sp-Asmnt	70.99	81.35	99.32	99.32	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		420			ADDTN
1	F/C	A		438			PORCH
1	OFF	P		168	5040		ADDTN
	F/C	A		285			PORCH
	OFF	P		50	1500		GRAGE
	F	G		576	13820		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
583	2	2013-12-05	MCDOWELL PAUL C	2WD	57000	4710	33340
439	3	2013-09-23	HUNT JOYCE	3CT *	0	4710	33340

Year	Land	Bldg	Total	Net Tax
2021	1150	15200	16350	321.54
2020	1150	15200	16350	325.88

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



208 WEST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1143 105490
	Part Upper	FRAME	420 23180
	Subtotal		128670
Shingle	Roof	GABLE	
Plaster/Drywall	X	X	Heating -590
Floor/Pine	X	X	Garages and Carports 13820
Number of Rooms	4	2	Extra Features 7215
Bedrooms	1	2	Total Value 149115
Central Heat	X		PUB ALLEY
FORCED AIR			
Plumbing			Neighborhood:
Standard	1		Code: 3000
			Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	LH F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr	Value
2 Shed	*PP 0	10X14	140	C-	OLD/AV	134200	.55		52540
					OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		54.00	221	115	70	4370	4370		