

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490022.0000
C120

RES
2025

sale

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

2022 SMITH WADE A	2005-04-11
2023 SMITH WADE A	2005-04-11
2024 SELECT CHOICE INVESTM	2023-12-26
2025 BENDER KAITYN E	2024-04-16 BEAMANS 10
212 WEST ST	LWD
MCGUFFEY OH 45859	\$16,500

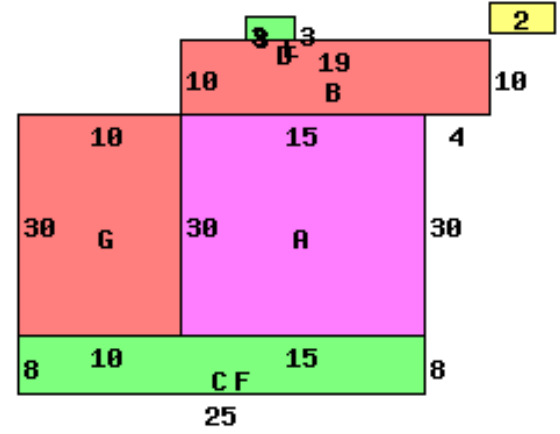
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3290	4370	4370	4370	4370
Bldg100%	27460	23060	23060	23060	23060
Totl100%	30740t	27430t	27430t	27430t	27430t
Cauv100%					
Tax Value:					
Land 35%	1150	1530	1530	1530	1530
Bldg 35%	9610	8070	8070	8070	8070
Totl 35%	10760t	9600t	9600t	9600t	9600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	442.82	363.72	352.68	352.18	
Sp-Asmnt	54.24	50.88	63.40	63.40	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		450		a	*MAIN
1	F/C	A		190		b	ADDTN
	CAN	P		200	1600	c	PORCH
	STP	P		9	40	d	PORCH
	CAN	P		9	70	e	PORCH
	DK	P		200	3000	f	PORCH
1	F	A		300		g	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
138	1	2024-04-16	BENDER KAITYN E	LWD	16500	4370	23060
550	1	2023-12-26	SELECT CHOICE INVESTMENTS	LWD	12000	4370	23060
243	1	2023-06-23	HILLIARD DAVID II & LISA	LSL	12000	3290	27460
228	1	2005-04-11	SMITH WADE A	LWD	11000	4200	23940
691	1	1996-11-07	FUGUA SCOTTY R & JENNIPE	LWD	17500	4970	17540
972	1	1992-10-20		LQC	*	0	19400
909	0	1987-10-26			*	8000	0
682	0	1987-08-10			*	0	19400

Year	Land	Bldg	Total	Net Tax
2021	1150	9610	10760	467.48
2020	1150	9610	10760	473.76

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



212 WEST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	940 102950
	Full Upper	FRAME	450 40340
	Subtotal		143290
Shingle	Roof	GABLE	
Plaster/Drywall	X X	Heating	-1245
Panelled Wall	X X	Extra Features	4710
Floor/Pine	X X	Total Value	146755
Floor/Carpet	X X		
Floor/Tile-Lino	X	PUB ALLEY	
Number of Rooms	3 2		
Bedrooms	2	Neighborhood:	
Floor/Wall	F	Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 F/C		1390		D+	OLD/PR	124740	.75	.15	23060
2 Shed	*PP	0 12X10	120			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			

Call Back:	Sign: PSN Date: 2016-01-21	Lister:	30-490022.0000-v082020R
------------	----------------------------	---------	-------------------------