

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490022.0000  
C120

RES  
2023

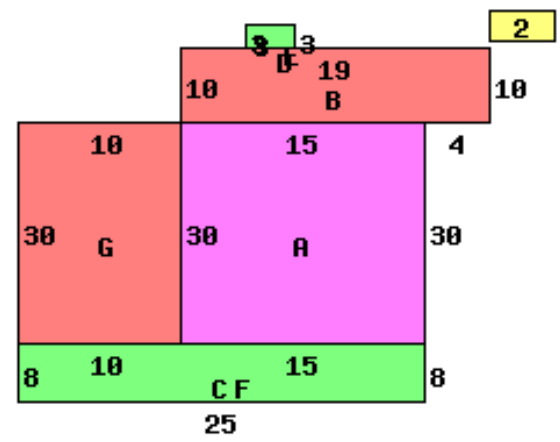
sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 SMITH WADE A	2005-04-11	
2021 SMITH WADE A	2005-04-11	
2022 SMITH WADE A	2005-04-11	
2023 SELECT CHOICE INVESTMEN 212 WEST ST	2023-12-26 BEAMANS 10 LWD	\$12,000
MCGUFFEY OH 45859	05.2-04-49-022	
2024 BENDER KAITYN E 212 WEST ST	2024-04-16 LWD	
MCGUFFEY OH 45859		

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3290	3290	3290	4370	4370
Bldg100%	27460	27460	27460	23060	23060
Totl100%	30740t	30740t	30740t	27430t	27430t
Cauvl00%					
Tax Value:					
Land 35%	1150	1150	1150	1530	1530
Bldg 35%	9610	9610	9610	8070	8070
Totl 35%	10760t	10760t	10760t	9600t	9600t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	473.76	467.48	442.82	363.72	
Sp-Asmnt	52.24	52.24	54.24	50.88	

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	0	19400
909	0	1987-10-26		*	8000	0	19400
682	0	1987-08-10		*	0	0	19400
Year	Land	Bldg	Total	Net Tax			
2019	1100	7600	8700	353.44			
2018	1100	7600	8700	355.00			
Project				ben acres	/ %	factor	
902	MAIN DISTRICT CONSERVANCY			XA/2023			
910	COTTONWOOD CONSERVANCY			XA/2023			
514	*MCGUFFEY LIGHTS			XV/2023			
500	HARDIN COUNTY LANDFILL			XA/2023			



212 WEST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 2		
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	
Number of Rooms	3 2	
Bedrooms	2	
Floor/Wall	F	Neighborhood: 3000
Plumbing		Code: .8700
Standard	1	Dwl/Gar/NC%

Bldg Type	SHB+Cons	DixHt	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/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value		
	54.00	221	115	70	81	4370	4370		