

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490022.0000
C120

RES
2024

sale

2021 SMITH WADE A	2005-04-11
2022 SMITH WADE A	2005-04-11
2023 SMITH WADE A	2005-04-11
2024 SELECT CHOICE INVESTMEN	2023-12-26 BEAMANS 10
212 WEST ST	1WD
MCGUFFEY OH 45859	\$12,000

Eff Rate:- 47.98 — 45.44 — 41.45 — 40.13 — a/r

Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3290	3290	4370	4370	4370
Bldg100%	27460	27460	23060	23060	23060
Totl100%	30740t	30740t	27430t	27430t	27430t
Cauv100%					
Tax Value:					
Land 35%	1150	1150	1530	1530	1530
Bldg 35%	9610	9610	8070	8070	8070
Totl 35%	10760t	10760t	9600t	9600t	9600t
Hmstd35%					
Owner 0c					
Hmstd RB					
Net Tax	467.48	442.82	363.72	352.68	
Sp-Asmnt	52.24	54.24	50.88	63.40	

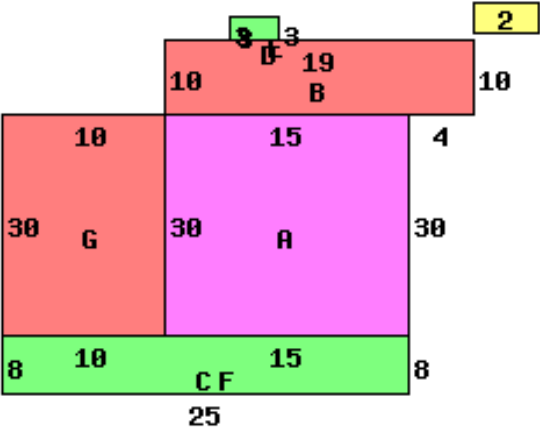
2025 BENDER KAITYN E	2024-04-16
212 WEST ST	1WD
MCGUFFEY OH 45859	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		450		b	ADDTN
1	F/C	A		190		c	PORCH
	CAN	P		200	1600	d	PORCH
	STP	P		9	40	e	PORCH
	CAN	P		9	70	f	PORCH
1	DK	P		200	3000		
	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	1WD	16500	4370	23060
550	1	2023-12-26	SELECT CHOICE INVESTMENTS	1WD	12000	4370	23060
243	1	2023-06-23	HILLIARD DAVID II & LISA	1SD	12000	3290	27460
228	1	2005-04-11	SMITH WADE A	1WD	11000	4200	23940
691	1	1996-11-07	FUGUA SCOTTY R & JENNIFE	1WD	17500	4970	17540
972	1	1992-10-20		1QC	*	0	19400
909	0	1987-10-26		*	8000	0	19400
682	0	1987-08-10		*	0	0	19400

Year	Land	Bldg	Total	Net Tax
2020	1150	9610	10760	473.76
2019	1100	7600	8700	353.44

p r o j e c t		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2024		
910	COTTONWOOD CONSERVANCY	XA/2024		
514	*MCGUFFEY LIGHTS	XV/2024		
500	HARDIN COUNTY LANDFILL	XA/2024		



212 WEST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	940	102950
	Full Upper	450	40340
	Subtotal		143290
Shingle	Roof		
	B 1 2 U A		
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	PUB ALLEY	
Bedrooms	2		
Floor/Wall	F	Neighborhood:	
Plumbing		Code:	3000
Standard	1	Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	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	depth factor	actual rate	effective rate	extended value	true value			
		54.00	221	115	70	81	4370	4370			