

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490032.0000
C116

RES
2025

sale

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

2022 SHADLEY DENNIS F	2006-05-15
2023 SHADLEY DENNIS F	2006-05-15
2024 SHADLEY DENNIS F	2006-05-15
2025 SHADLEY DENNIS F	2006-05-15
2025 SHADLEY DENNIS F	2006-05-15 BEAMANS ADD PT 4 & 5
222 & 226 WEST ST	1WD
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	2830	3740	3740	3740	3750
Bldg100%	36830	61860	61860	61860	61860
Totl100%	39660t	65600t	65600t	65600t	65610t
Cauv100%					
Tax Value:					
Land 35%	990	1310	1310	1310	1310
Bldg 35%	12890	21650	21650	21650	21650
Totl 35%	13880t	22960t	22960t	22960t	22960t
Hmstd35%					
Owner Oc	14.88	20.46	19.46	19.46	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	205.60	510.16	472.30	459.08	
Sp-Asmnt	66.97	93.29	110.09	110.09	

Orig Tax Year 1998
Parent: 30-490026.0000

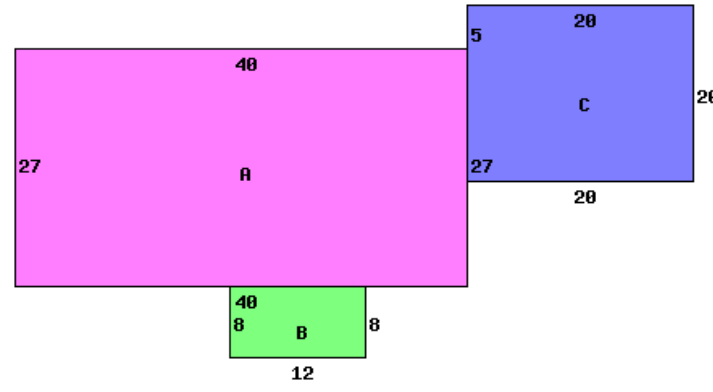
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1080		a	*MAIN
	WDDK	P		96	1440	b	PORCH
	F	G		400	9600	c	GRAGE

#: 33 L/W
304900330000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
216	1	2006-05-15	SHADLEY DENNIS F	1WD *	0	3970	46860
505	1	2004-08-13	MULLENAX CHARLES E JR &	1WD	57000	3600	49710
151	1	1997-03-26	MENTZER VIRGINIA L	1WD	5000	0	0

Year	Land	Bldg	Total	Net Tax
2021	990	12890	13880	217.02
2020	990	12890	13880	219.96

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025



222 WEST ST 45859

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME 1080 103900
Shingle	Subtotal	103900
	Roof	GABLE
Plaster/Drywall	X	Air Conditioning 2000
Floor/Carpet	X	Garages and Carports 9600
Floor/Tile-Lino	X	Extra Features 1440
Number of Rooms	4	Total Value 116940
Bedrooms	2	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Central A/C	A	Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	27X40	1080		MHD	1996AV	93550	.24	Dpr	Value
front lot	acres/	effective	depth	depth	actual	effective	extended	value	true	value
	frontage	frontage	factor	rate	rate	rate	value	value	value	value
		75.00	75	71	70	50	3750	3750	3750	3750