

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500012.0000  
C66

RES  
2025

sale

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

2022 LIGHTNER MANHATTAN JA	2016-11-01
2023 LIGHTNER MANHATTAN JA	2016-11-01
2024 LIGHTNER MANHATTAN JA	2016-11-01
2025 LIGHTNER MANHATTAN JACO	2016-11-01 MC GUFFEYS HRS 2ND 25
206 NORTH ST	3WD
MCGUFFEY OH 45859	\$75,000

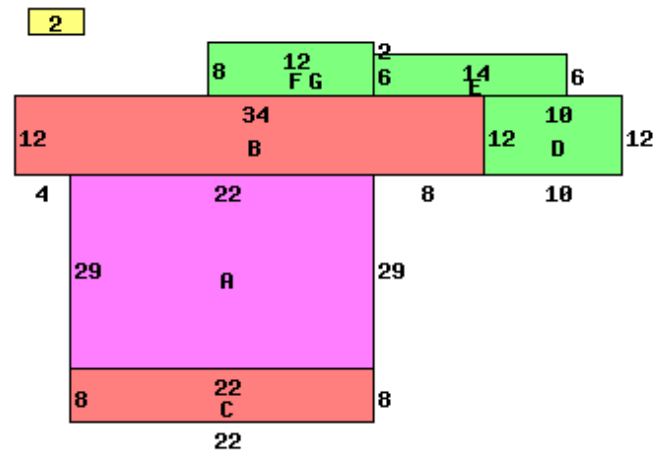
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2430	3200	3200	3200	3200
Land100%	73060	88060	88060	88060	88060
Bldg100%	75490t	91260t	91260t	91260t	91260t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	850	1120	1120	1120	1120
Bldg 35%	25570	30820	30820	30820	30820
Totl 35%	26420t	31940t	31940t	31940t	31940t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1087.28	1210.10	1173.40	1171.78	
Sp-Asmnt	101.20	117.22	141.14	141.14	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1 Q	F/C	M		638		a *MAIN
2	F/C	A		408		b ADDTN
1	F/C	A		176		c ADDTN
	DK	P		120	1800	d PORCH
	DK	P		84	1260	e PORCH
	DK	P		96	1440	f PORCH
	BAL	P		96	1440	g PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
494	3	2016-11-01	LIGHTNER MANHATTAN JACO	3WD	75000	3510	31110
298	7	2007-08-07	ROLSTON JENNIFER LYNN	TCT *	0	2800	28310
962	2	1994-10-19	ROLSTON STEVEN E & JENNI	2WD *	15000	0	20310
850	1	1991-10-21		1WD	25700	0	18510

Year	Land	Bldg	Total	Net Tax
2021	850	25570	26420	1147.84
2020	850	25570	26420	1163.28

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



206 NORTH ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1Q	Sq-Ft	Value
Floor Level	Main	FRAME	1222 104630
	Full Upper	FRAME	408 36580
	Qtr Story	FRAME	638 10710
	Subtotal		151920
Shingle	Roof	GABLE	
Plaster/Drywall	X	X	Plumbing 2800
Panelled Wall	X		Extra Features 5940
Floor/Carpet	X		Total Value 160660
Floor/Tile-Lino	L		
Number of Rooms	7	4	PUB ALLEY
Bedrooms	1	2	
Central Heat	A		Neighborhood:
HOT WATER			Code: 3000
Plumbing			Dwl/Gar/NC% .8700
Standard	1		
Extra 3 Fixture	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1Q F/C		Rate	Cond	Value	Dpr Dpr	Value
2 Shed	*PP 0	10X13	130	OLD/	144590	.30	88060
					0		0
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
		50.00	127	92	70	3200	3200

Call Back:

Sign: PSN Date: 2015-06-30 Lister:

30-500012.0000-v082020R