MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500012.0000 RES
C66 2026

sale

2023 LIGHTNER MANHATTAN JA	2016-11-01	
2024 LIGHTNER MANHATTAN JA	2016-11-01	
2025 LIGHTNER MANHATTAN JA	2016-11-01	
2026 LIGHTNER MANHATTAN JACO	2016-11-01	MC GUFFEYS HRS 2ND 25
206 NORTH ST	3WD	
	$75,000	
MCGUFFEY OH 45859		

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

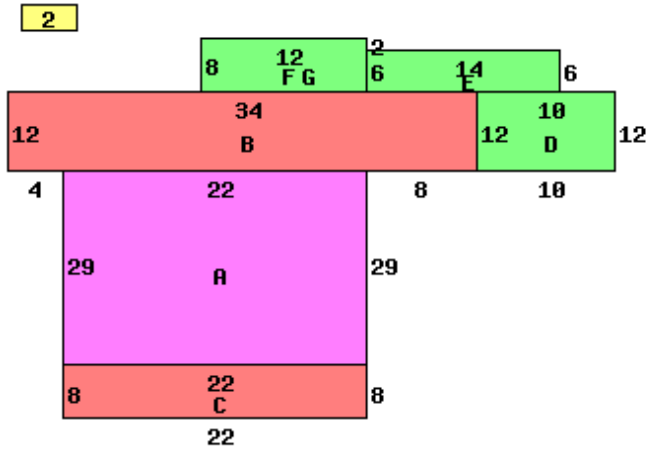
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3200	3200	3200	3200		3200	3740	3750
Bldg100%	88060	88060	88060	88060		88060	106260	106270
Totl100%	91260t	91260t	91260t	91260t		91260t	110000t	110020t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	1120	1120		1120	1310	1310
Bldg 35%	30820	30820	30820	30820		30820	37190	37190
Totl 35%	31940t	31940t	31940t	31940t		31940t	38500t	38510t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1210.10	1173.40	1171.78	1171.78	1171.78			
Sp-Asmnt	117.22	141.14	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 JACOB	3WD		75000	3510	31110
208	7	2007-08-07	ROLSTON JENNIFER LYNN	7CT	*	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
2022	850	25570	26420	1087.28
2021	850	25570	26420	1147.84

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

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1222	104630
	Full Upper	FRAME	408	36580
	Qtr Story	FRAME	638	10710
	Subtotal			151920
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X		X	
Panelled Wall		X			
Floor/Carpet		X			
Floor/Tile-Lino		L			
Number of Rooms		7	4		
Bedrooms		1	2		
Central Heat		A			
HOT WATER					
Plumbing					
Standard	1				
Extra 3 Fixture	1				
Extra Fixture	1				

Plumbing		2800
Extra Features		5940
Total Value		160660
PUB ALLEY		
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1Q F/C		1630		C-	1908VG	144590	.30		106270
2	Shed	*PP 0	10X13	130			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	127	92	81	75	3750	3750

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

30-500012.0000-v082020R