

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500020.0000  
C65

RES  
2025

sale

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

2022 GIPSON LIGGIE M & ROS	1987-01-06
2023 GIPSON LIGGIE M & ROS	1987-01-06
2024 GIPSON LIGGIE M & ROS	1987-01-06
2025 GIPSON LIGGIE M & ROSE	1987-01-06 MC GUFFEYS HRS 2ND 23 24
208 & 210 NORTH ST	
MCGUFFEY OH 45859	\$5,000

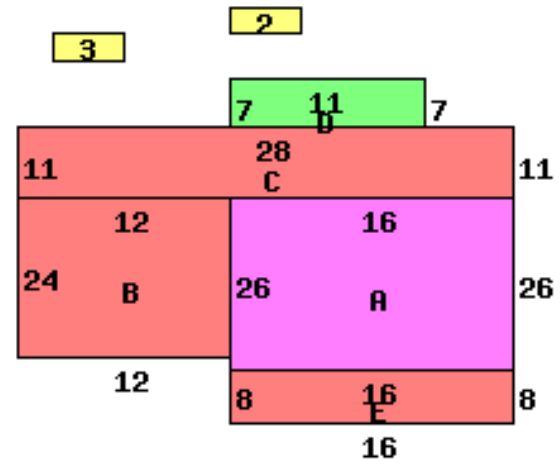
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2430	3200	3200	6400	6400
Bldg100%	33770	40490	40490	45030	45040
Totl100%	36200t	43690t	43690t	51430t	51440t
Cauvl00%					
Tax Value:					
Land 35%	850	1120	1120	2240	2240
Bldg 35%	11820	14170	14170	15760	15760
Totl 35%	12670t	15290t	15290t	18000t	18000t
Hmstd35%				16430	
Owner Oc	13.58	13.62	12.96	13.92	hmstd 2240 l 14190 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	157.12	226.40	197.02	282.64	
Sp-Asmnt	59.95	67.55	83.34	104.93	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		416			
1	F/C	A		288		b	ADDTN
1	F/C	A		308		c	ADDTN
1	EFF	P		77	3080	d	PORCH
1	F/C	A		128		e	ADDTN

#: 21 L/W  
2025 DUPLICATE COMBINED PARCELS  
305000210000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
4	0	1987-01-06		*	5000	0	20710
Year	Land	Bldg	Total	Net Tax			
2021	850	11820	12670	165.84			
2020	850	11820	12670	168.08			

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



208 NORTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	1140	105210
Main	FRAME	
Part Upper	FRAME	416
Subtotal		128170
Shingle	Roof	GABLE
Panelled Wall	X	X
Floor/Pine	X	X
Floor/Carpet	X	X
Floor/Tile-Lino	X	
Number of Rooms	5	3
Bedrooms	1	3
Central Heat	A	
FORCED AIR		3000
Plumbing		.8700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C			C-	1920FR	.65	Dpr	35970
2 Garage	F	24X30	720	C	1992FR	.70		4510
3 Garage		26X28	728	C	1992FR	.70		4560
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		100.00	127	92	70	64	6400	6400

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500020.0000-v082020R