MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500020.0000 RES
C65 2026

sale

2023 GIPSON LIGGIE M & ROS		1987-01-06
2024 GIPSON LIGGIE M & ROS		1987-01-06
2025 GIPSON LIGGIE M & ROS		1987-01-06
2026 GIPSON LIGGIE M & ROSE		1987-01-06 MC GUFFEYS HRS 2ND 23 24
208 & 210 NORTH ST		
		$5,000
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	6400	6400		6400	7510	7500
Bldg100%	40490	40490	45030	45030		45030	54340	54350
Totl100%	43690t	43690t	51430t	51430t		51430t	61860t	61850t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	2240	2240		2240	2630	2630
Bldg 35%	14170	14170	15760	15760		15760	19020	19020
Totl 35%	15290t	15290t	18000t	18000t		18000t	21650t	21650t
Hmstd35%			16430	16430		16430	19750	
Owner Oc	13.62	12.96	13.92	13.92	13.92	hmstd 2240 l 14190 b		
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	226.40	197.02	282.64	282.64	282.64			
Sp-Asmnt	67.55	83.34	104.93	104.93				

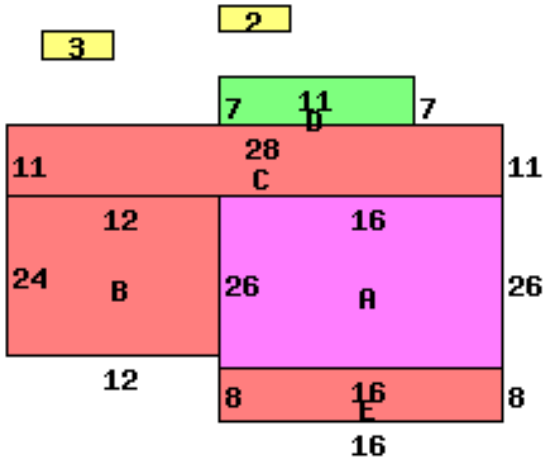
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		416		a	*MAIN
1	F/C	A		288		b	ADDTN
1	F/C	A		308		c	ADDTN
	EFP	P		77	3080	d	PORCH
1	F/C	A		128		e	ADDTN

#: 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
2022	850	11820	12670	157.12
2021	850	11820	12670	165.84

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			



208 NORTH ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1140	105210
	Part Upper	FRAME	416	22960
	Subtotal			128170
Shingle	Roof	GABLE		

	B	1	2	U	A
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					
Plumbing					
Standard		1			

Extra Features	3080
Total Value	131250
PUB SIDEWALK	
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	1H F/C		1556		C-	1920FR	118130	.65		43410
2	Garage	F	24X30	720		C	1992FR	17280	.70		5440
3	Garage		26X28	728		C	1992FR	17470	.70		5500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	127	92	81	75	7500	7500

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

30-500020.0000-v082020R