

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500022.0000
C63

RES
2025

sale

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

2022 ROHRS JOHN W TRUSTEE	2019-09-13
2023 GOMEZ YENIFER Y DE LA	2022-01-11
2024 GOMEZ YENIFER Y DE LA	2022-01-11
2025 GOMEZ YENIFER Y DE LA P	2022-01-11 MC GUFFEYS HRS 2ND 22
301 HUNSICKER ST	1TD
MCGUFFEY OH 45859	\$15,000

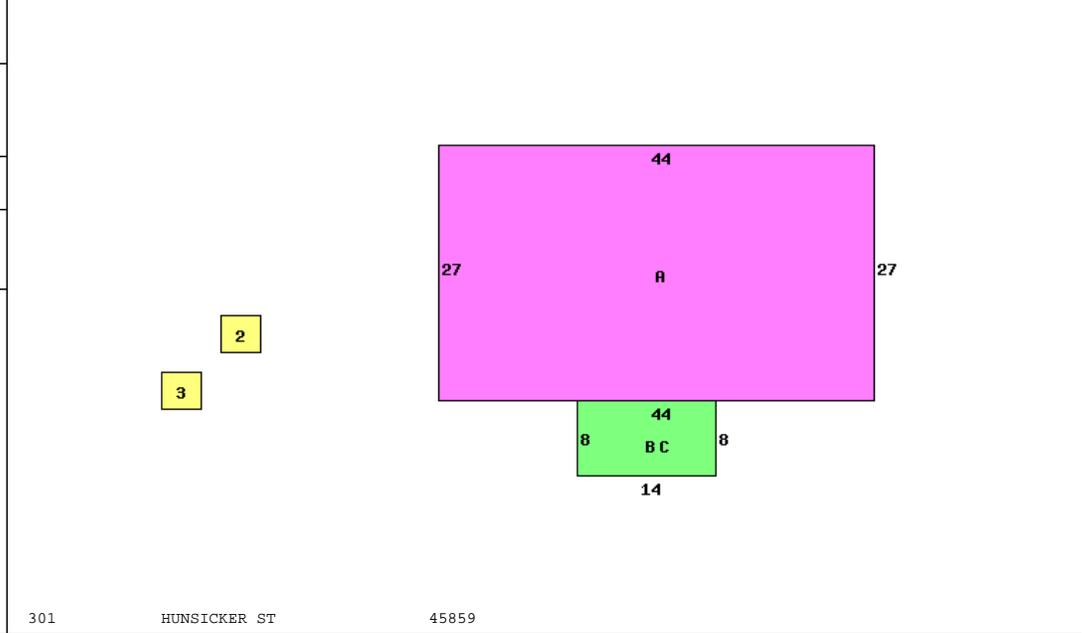
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	2430	3200	3200	3200	3200
Bldg100%	41600	60710	60710	60710	60720
Totl100%	44030t	63910t	63910t	63910t	63920t
Cauv100%					
Tax Value:					
Land 35%	850	1120	1120	1120	1120
Bldg 35%	14560	21250	21250	21250	21250
Totl 35%	15410t	22370t	22370t	22370t	22370t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	634.18	847.52	821.82	820.70	
Sp-Asmnt	68.19	88.37	108.04	108.04	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1188			
	CAN	P		112	900	b	PORCH
	DK	P		112	1680	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
21	1	2022-01-11	GOMEZ YENIFER Y DE LA PAZ	1TD *	15000	2430	41600
404	1	2019-09-13	ROHRS JOHN W TRUSTEE	1WD	15000	2310	33400
140	1	2019-04-18	CITIZENS NATIONAL BANK BL	1WD *	0	2310	33400
139	1	2019-04-18	FLEMING BRENDA M	1AF *	0	2310	33400
673	1	2000-11-16	LIGHTNER SHONA & FLEMING	1WD	68000	2710	50940

Year	Land	Bldg	Total	Net Tax
2021	850	14560	15410	669.50
2020	850	14560	15410	678.52

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



301 HUNSICKER ST 45859

Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1188	105250
Shingle		Subtotal			105250
		Roof	GABLE		
Plaster/Drywall	D			Air Conditioning	2120
Floor/Carpet	X			Plumbing	2100
Floor/Tile-Lino	X			Extra Features	2580
Number of Rooms	5			Total Value	112050
Bedrooms	3				
Central Heat	A			PUB ALLEY	
FORCED AIR				Neighborhood:	
Central A/C	A			Code:	3000
Plumbing				Dwl/Gar/NC%	.8700
Standard	1				
Extra 3 Fixture	1				

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	27X44	1188	Rate	MHD	1999FR	89640	.26	Dpr	57710
2 Garage		20X24	480		C	1973FR	11520	.70	Dpr	3010
3 Shed	*NV 0	8X12	96			OLD/FR	0			0
front lot		effective	depth	depth	actual	effective	extended	value	value	
	acres/	frontage	50.00	127	92	70	64	3200	3200	

Call Back:	Sign: PSN Date: 2015-06-30	Lister:	30-500022.0000-v082020R
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