

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 |

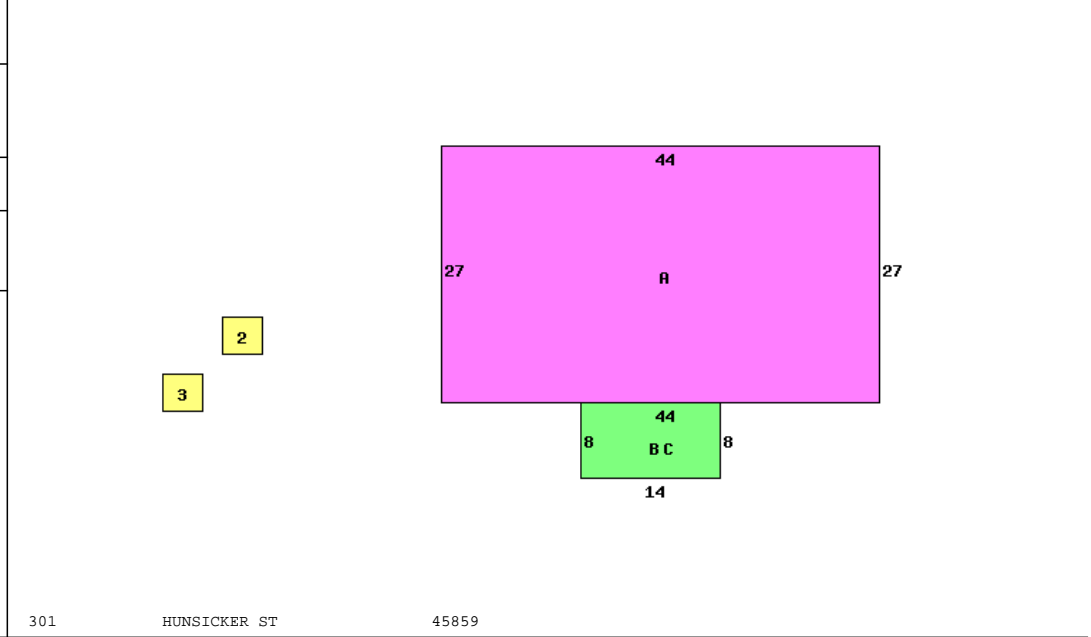
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 560 | 560 | 560 | 560 | 560 |
| Acres | | | | | |
| Land100% | 2430 | 3200 | 3200 | 3200 | 3200 |
| Bldg100% | 41600 | 60710 | 60710 | 60710 | 60720 |
| Totl100% | 44030t | 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 | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|-----------|----------|-----------|--------|--------|-----------|-----------|----------|-------|-------|
| 1 MH/REAL | 1 F/C | 27X44 | 1188 | 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 | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | factor | rate | rate | value | value | |
| | | 50.00 | 127 | 92 | 70 | 64 | 3200 | 3200 | |

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