MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500022.0000 RES
C63 2026

sale

2023 GOMEZ YENIFER Y DE LA		2022-01-11
2024 GOMEZ YENIFER Y DE LA		2022-01-11
2025 GOMEZ YENIFER Y DE LA		2022-01-11
2026 GOMEZ YENIFER Y DE LA P		2022-01-11 MC GUFFEYS HRS 2ND 22
301 HUNSICKER ST		1TD
		$15,000
MCGUFFEY OH 45859		

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

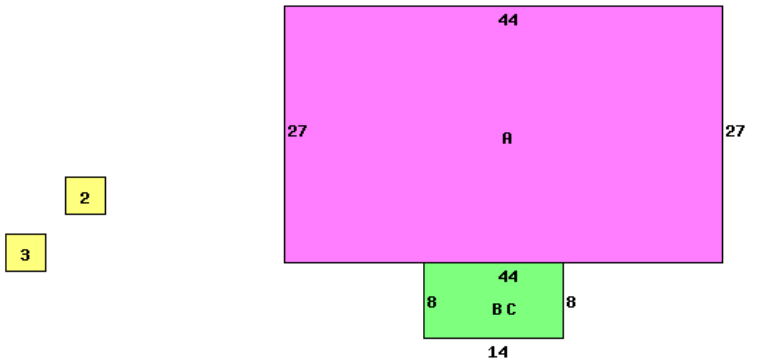
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	3200	3200	3200	3200		3200	3740	3750
Bldg100%	60710	60710	60710	60710		60710	73290	73280
Totl100%	63910t	63910t	63910t	63910t		63910t	77030t	77030t
Cauv100%								
Tax Value:								
Land 35%	1120	1120	1120	1120		1120	1310	1310
Bldg 35%	21250	21250	21250	21250		21250	25650	25650
Totl 35%	22370t	22370t	22370t	22370t		22370t	26960t	26960t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	847.52	821.82	820.70	820.70	820.70			
Sp-Asmnt	88.37	108.04	108.04	108.04				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	850	14560	15410	634.18
2021	850	14560	15410	669.50

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1188	105250
	Subtotal			105250
Shingle	Roof	GABLE		

B 1 2 U A

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		
		PUB ALLEY	
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3000
Plumbing		Dwl/Gar/NC%	1.0500
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+	Cons		DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1	F/C		27X44	1188		MHD	1999FR	89640	.26		69650
2	Garage				20X24	480		C	1973FR	11520	.70		3630
3	Shed	*NV		0	8X12	96			OLD/FR	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:

30-500022.0000-v082020R