

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500024.0000  
C101

RES  
2025

sale

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

2022 THIELEN SHARI	2017-08-31
2023 STEWART RANDY L	2022-03-23
2024 STEWART RANDY L	2022-03-23
2025 STEWART RANDY L	2022-03-23 MC GUFFEYS HRS 2ND PT 31-
308 HUNSICKER	2WD 32
MCGUFFEY OH 45859	\$61,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2000	2630	2630	2630	2620
Land100%	59600	60940	60940	60940	60930
Bldg100%	61600t	63570t	63570t	63570t	63550t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	700	920	920	920	920
Bldg 35%	20860	21330	21330	21330	21330
Totl 35%	21560t	22250t	22250t	22250t	22240t
Hmstd35%				22250	
Owner Oc	23.10	19.82	18.86	18.86	hmstd 920 l 21330 b
Hmstd RB					
Net Tax	864.16	823.18	798.58	797.44	
Sp-Asmnt	90.92	92.94	108.21	108.21	

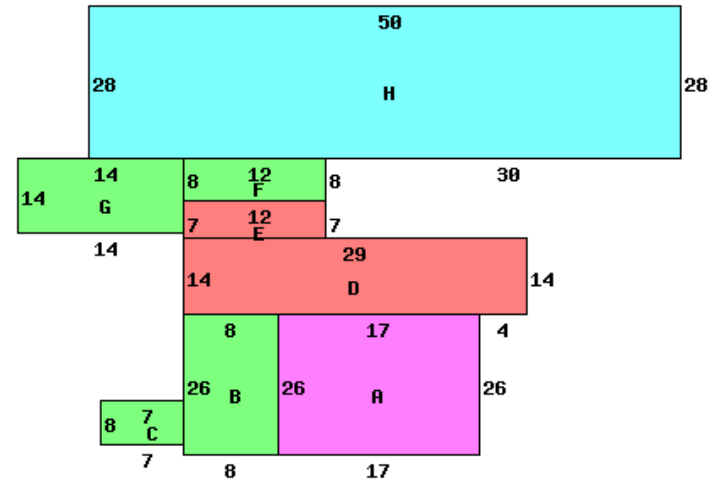
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		442			
	EBW	P		208	8320	b	PORCH
	STP	P		56	220	c	PORCH
	F/C	A		406		d	ADDTN
	F/C	A		84		e	ADDTN
	EBW	P		96	3840	f	PORCH
	PAT	P		196	590	g	PORCH
33	F	O		1400	16800	h	OTHER

#: 25 L/W  
305000250000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
128	2	2022-03-23	STEWART RANDY L	2WD	61000	2000	59600
424	1	2017-08-31	THIELEN SHARI	1WD	55000	2860	39000
74	2	2005-03-04	LATIMORE BERNITA	2CT *	0	2400	0

Year	Land	Bldg	Total	Net Tax
2021	700	20860	21560	912.26
2020	700	20860	21560	924.56

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



308 HUNSICKER ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	932 102070
	Part Upper	FRAME	442 24400
	Subtotal		126470
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X X	Heating	-620
Panelled Wall	X X	Extra Features	29770
Floor/Carpet	X X	Total Value	155620
Floor/Tile-Lino	X		
Number of Rooms	5 2	PUB ALLEY	
Bedrooms	1 2		
Central Heat	X	Neighborhood:	
HOT WATER		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Value
		1374		C	OLD/AV	155620	.55	60930
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	46.2900	46.00	102	82	70	57	2620	2620