

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500026.0000
C102

RES
2025

sale

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

2022 MILLER CARRIE	2019-12-05
2023 MILLER CARRIE	2019-12-05
2024 MILLER CARRIE	2019-12-05
2025 MILLER CARRIE	2019-12-05 MC GUFFEYS HRS 2ND W PT 3
312 HUNSICKER	2WD 2-33
MCGUFFEY OH 45859	\$39,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	1940	2570	2570	7140	7140
Land100%	52260	78290	78290	78290	78280
Bldg100%	54200t	80860t	80860t	85430t	85420t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	680	900	900	2500	2500
Bldg 35%	18290	27400	27400	27400	27400
Totl 35%	18970t	28300t	28300t	29900t	29900t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	780.68	1072.20	1039.68	1096.94	
Sp-Asmnt	82.92	109.98	129.45	147.24	

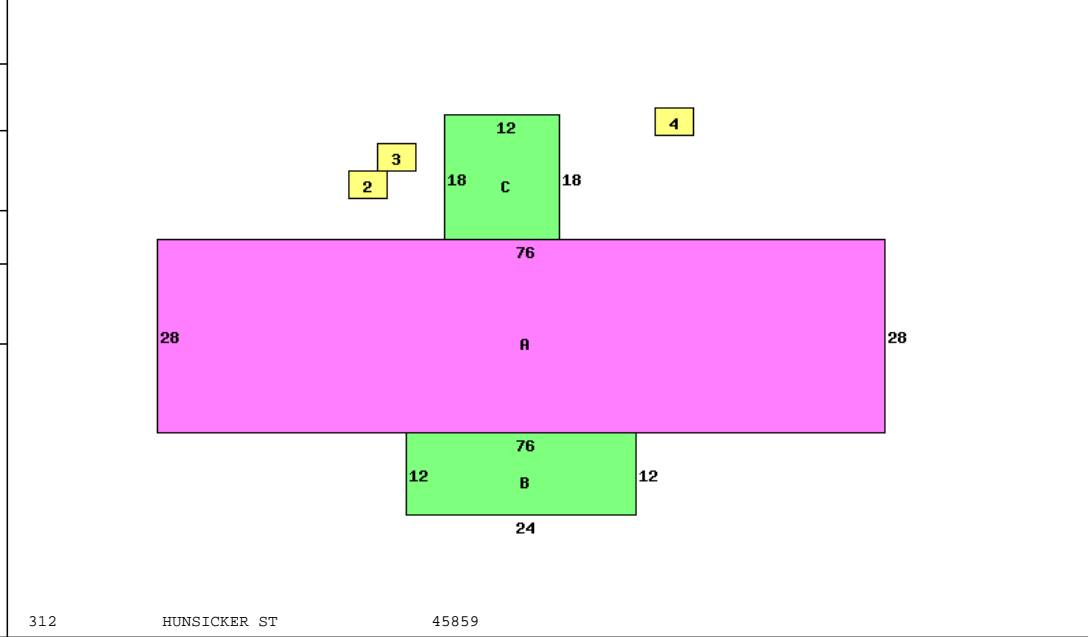
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		2128		b	PORCH
	PAT	P		288	860	c	PORCH
	DK	P		216	3240		

#: 46-14, 27, L/W
2025 dupl combined parcel 30-460014
305000270000
304600140000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
542	2	2019-12-05	MILLER CARRIE	2WD	39000	1860	42570
401	2	2019-09-13	U S BANK NATIONAL ASSOC	2SH	46667	1860	42570
367	1	1991-05-14		1UN *	24000	0	23510
112	1	1990-02-12		1UN *	0	0	23510

Year	Land	Bldg	Total	Net Tax
2021	680	18290	18970	824.16
2020	680	18290	18970	835.24

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



312 HUNSICKER ST 45859

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	2128 144020
Shingle	Subtotal 144020
Plaster/Drywall X	Air Conditioning 3700
Floor/Carpet X	Plumbing 2100
Floor/Tile-Lino X	Extra Features 4100
Number of Rooms 7	Total Value 153920
Bedrooms 3	
Central Heat A	PUB PAVED ST/RD
Central A/C A	Topo: LEVEL
Plumbing	Neighborhood: S
Standard 1	Code: 3000
Extra 3 Fixture 1	Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	28X76	2128	MHD	1997FR	.28	Dpr	Value
2 Pool	*PP		0	OLD/	0			0
3 DECK	*PP	4X6	24	OLD/	0			0
4 Shed		12X18	216	D	2008AV	2070	.45	1140

front lot	acres/ frontage	effective frontage	depth	actual depth	effective rate	extended value	true value	Location
	179.00	102	82	70	57	10200	7140	