

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500036.0000
C75

RES
2025

sale

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

2022 COLEMAN MASON & SYDNE	2020-09-04
2023 COLEMAN MASON & SYDNE	2020-09-04
2024 COLEMAN MASON & SYDNE	2020-09-04
2025 COLEMAN MASON & SYDNEE	2020-09-04 MCGUFFEYS HRS 2ND E PT 9
207 HUNSICKER ST	1SD
MCGUFFEY OH 45859	\$78,000

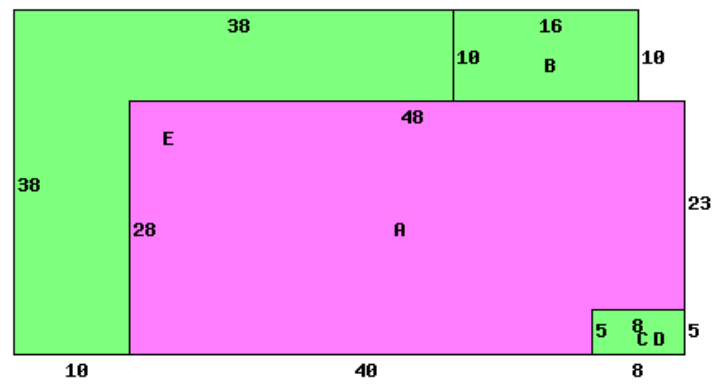
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2060	2710	2710	2710	2700
Bldg100%	64540	71890	71890	71890	71890
Totl100%	66600t	74600t	74600t	74600t	74590t
Cauv100%					
Tax Value:					
Land 35%	720	950	950	950	940
Bldg 35%	22590	25160	25160	25160	25160
Totl 35%	23310t	26110t	26110t	26110t	25160
Hmstd35%					26110t
Owner Oc					
Hmstd RB					
Net Tax	959.28	989.22	959.24	957.90	
Sp-Asmnt	73.90	82.02	103.08	103.08	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1304			
	DK	P		160	2400	b	PORCH
	RFX	P		40	400	c	PORCH
	STP	P		40	160	d	PORCH
	DK	P		660	9900	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
398	1	2020-09-04	COLEMAN MASON & SYDNEE	PI 1SD	78000	1940	53000
370	1	2017-08-25	BUCKEYE RIDGE HABITAT	FOR 1QC *	0	2940	78570
484	1	2009-10-30	GOODIN MELISSA	1WD	65500	2490	0
536	1	2006-09-01	HABITAT FOR HUMANITY OF	1WD	9500	3310	0
980	1	1991-11-26		LUN *	0	0	9800

Year	Land	Bldg	Total	Net Tax
2021	720	22590	23310	1012.72
2020	720	22590	23310	1026.34

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025



207 HUNSICKER ST 45859

Occupancy	Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	FRAME 1304 104520
Shingle	Subtotal	104520
	Roof	GABLE
Plaster/Drywall	D	Extra Features 12860
Floor/Carpet	X	Total Value 117380
Floor/Tile-Lino	X	
Central Heat	A	PUB ALLEY
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True	
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr Dpr	Value	
		1304	1304	D	2009GD	.12	71890	
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		50.00	91	77	70	54	2700	2700