MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500036.0000 RES
C75 2026

sale

2023 COLEMAN MASON & SYDNE	2020-09-04	
2024 COLEMAN MASON & SYDNE	2020-09-04	
2025 COLEMAN MASON & SYDNE	2020-09-04	
2026 COLEMAN MASON & SYDNEE	2020-09-04	MCGUFFEYS HRS 2ND E PT 9
207 HUNSICKER ST	1SD	
	$78,000	
MCGUFFEY OH 45859		

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

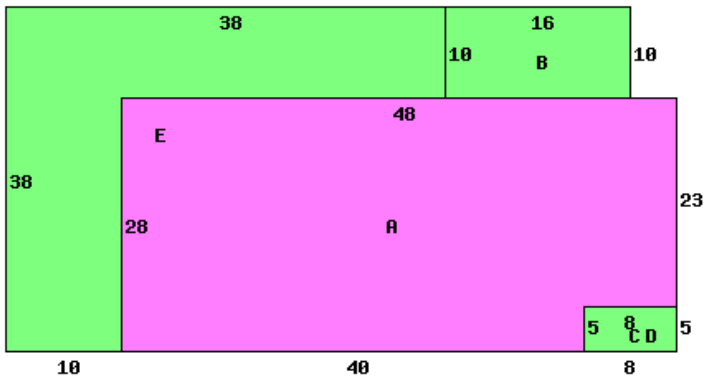
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2710	2710	2710	2710		2710	3110	3100
Bldg100%	71890	71890	71890	71890		71890	86770	86760
Totl100%	74600t	74600t	74600t	74600t		74600t	89890t	89860t
Cauv100%								
Tax Value:								
Land 35%	950	950	950	950		950	1090	1090
Bldg 35%	25160	25160	25160	25160		25160	30370	30370
Totl 35%	26110t	26110t	26110t	26110t		26110t	31460t	31450t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	989.22	959.24	957.90	957.90	957.90			
Sp-Asmnt	82.02	103.08	103.08	103.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1304		a	*MAIN
	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		1UN	*	0	0	9800

Year	Land	Bldg	Total	Net Tax
2022	720	22590	23310	959.28
2021	720	22590	23310	1012.72

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 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1304	104520
	Subtotal			104520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	12860
Floor/Carpet	X	Total Value	117380
Floor/Tile-Lino	X		
		PUB ALLEY	
Central Heat	A		
		Neighborhood:	
Plumbing		Code:	3000
Standard	1	Dwl/Gar/NC%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1304		D	2009GD	93900	.12		86760

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	91	77	81	62	3100	3100

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500036.0000-v082020R