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RES
2025

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

2021-11-09
2021-11-09
2021-11-09
2024-04-16 MC GUFFEYS HRS 1ST 16
1WD

MCGUFFEY OH 45859

Tax Year	2022	2023	2024	2025
Prop CIs	510	510	510	510
Acres				
Land100%	2630	3510	3510	3510
Bldg100%	31540	69970	69970	69970
Totl100%	34170t	73490t	73490t	73490t

CAMA
510

3500
9970
3470t

Tax Value:

Land 35%	920	1230	1230	1230
Bldg 35%	11040	24490	24490	24490
Totl 35%	11960t	25720t	25720t	25720t
Hmstd 35%				
Owner 0c				
Hmstd RB				
Net Tax	492.20	974.44	944.90	943.60

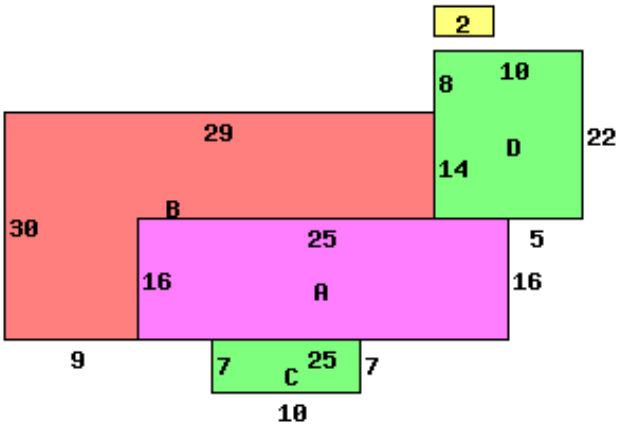
Sp-Asmnt	57.82	97.74	119.73	119.73
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SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		400		a	*MAIN
1	F/C	A		550		b	ADDTN
	OPF	P		70	2100	c	PORCH
	PAT	P		220	660	d	PORCH

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
137	1	2024-04-16	MOORE DAKOTA & CHYENNE LA	1WD	111500	3510	69970
605	1	2021-11-09	VANHOSE SKYLAR N	1WD	95900	2630	31540
467	1	2021-10-19	PRATER TOMMY L	10C *	0	2630	31540
378	1	2021-08-21	PRATER DEBORAH L ETAL	2CT *	0	2630	31540
183	1	2012-03-21	PRATER DEBORAH L ETAL	1SH	16660	2800	5830
183	1	2006-03-29	HUNSICKER DAVID A	1WD	18000	2800	31910
513	1	2005-08-04	FEDERAL NATIONAL MORTGAG	1SH	27000	2540	28540
13	1	2004-01-13	LAWRENCE THOMAS M	10C *	0	2540	28540
5	1	2002-10-25	LAWRENCE THOMAS M & MELI	1WD	52900	2540	28540
182	1	1999-04-29	HUMPHREY CHARLOTTE L	1WD *	0	2710	21260
181	1	1999-04-29	SPRADLIN GLADYS	1CT *	0	2710	21260

Year	Land	Bldg	Total	Net Tax
2021	920	11040	11960	519.60
2020	920	11040	11960	526.60

project	ben acres	/ %	factor
02 MAIN DISTRICT CONSERVANCY	XA/2025		
10 COTTONWOOD CONSERVANCY	XA/2025		
14 *MCGUFFEY LIGHTS	XV/2025		
00 HARDIN COUNTY LANDFILL	XA/2025		



204 QUINT ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

Story Height	1H			
Floor Level	Main	FRAME	950	104040
	Part Upper	FRAME	400	22630
	Subtotal			126670
Shingle	Sub	CABLE		

Plaster/Drywall	B	1	2	U	A	Extra Features	2760
Panelled Wall	X	X				Total Value	129430
Floor/Carpet	X	X					
Number of Rooms	4	2				PUB ALLEY	
Bedrooms	1	2					

Central Heat	A	Neighbor hood:	3000
FORCED AIR		Code:	
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

1	Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
2	DWELLING	1H F/C	FtxFtx	1350		Cond	Value	Dpr	Dpr	Value
	Garage		16X24	384		OLD/GD	129430	.40		67560
						1973FR	9220	.70		2410
front lot		acres/ frontage	effective frontage	depth 150	depth factor 100	actual rate 70	effective rate 70	extended value 3500		true value 3500

Call Back:

Sign: PSN Date: 2015-06-30 Lister:

30-500046.0000-v082020R