

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500046.0000  
C77

RES  
2025

sale

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

2022 VANHOOSE SKYLAR N	2021-11-09
2023 VANHOOSE SKYLAR N	2021-11-09
2024 VANHOOSE SKYLAR N	2021-11-09
2025 MOORE DAKOTA & CHYENNE	2024-04-16 MC GUFFEYS HRS 1ST 16
204 QUINT ST	1WD
MCGUFFEY OH 45859	\$111,500

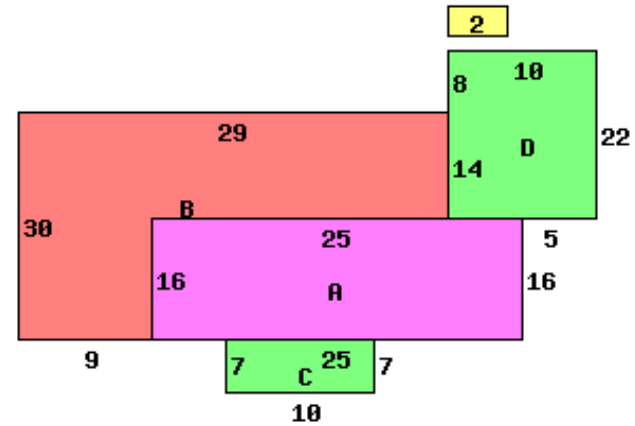
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	31540	69970	69970	69970	69970
Totl100%	34170t	73490t	73490t	73490t	73470t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	11040	24490	24490	24490	24490
Totl 35%	11960t	25720t	25720t	25720t	25710t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	492.20	974.44	944.90	943.60	
Sp-Asmnt	57.82	97.74	119.73	119.73	

SHB+ 1H	CON	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		400		b	ADDTN
	F/C	A		550		c	PORCH
	OFF	P		70	2100	d	PORCH
	PAT	P		220	660		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
137	1	2024-04-16	MOORE DAKOTA & CHYENNE LA	1WD	111500	3510	69970
605	1	2021-11-09	VANHOOSE SKYLAR N	1WD	95900	2630	31540
467	1	2021-10-19	PRATER TOMMY L	1QC	0	2630	31540
378	2	2021-08-27	PRATER DEBORAH L ETAL	2CT *	0	2630	31540
102	1	2012-03-21	PRATER DEBORAH L ETAL	1SH	16666	3800	25830
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	1QC *	0	2540	28540
592	1	2002-10-28	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	SFRADLIN 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
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025
500 HARDIN COUNTY LANDFILL			XA/2025



204 QUINT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	950	104040
Main	400	22630
Part Upper		126670
Subtotal		
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Panelled Wall	X	X
Floor/Carpet	X	X
Number of Rooms	4	2
Bedrooms	1	2
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
Extra Features		2760
Total Value		129430
PUB ALLEY		
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		.8700

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	16X24	1350		C	OLD/GD	129430	.40		67560
2 Garage			384		C	1973FR	9220	.70		2410
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
		50.00	150	100	70	3500	3500			