MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500046.0000 RES
C77 2026

sale

2023 VANHOOSE SKYLAR N	2021-11-09	
2024 VANHOOSE SKYLAR N	2021-11-09	
2025 MOORE DAKOTA & CHYENN	2024-04-16	
2026 MOORE DAKOTA & CHYENNE	2024-04-16	MC GUFFEYS HRS 1ST 16
204 QUINT ST	1WD	
	$111,500	
MCGUFFEY OH 45859		

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

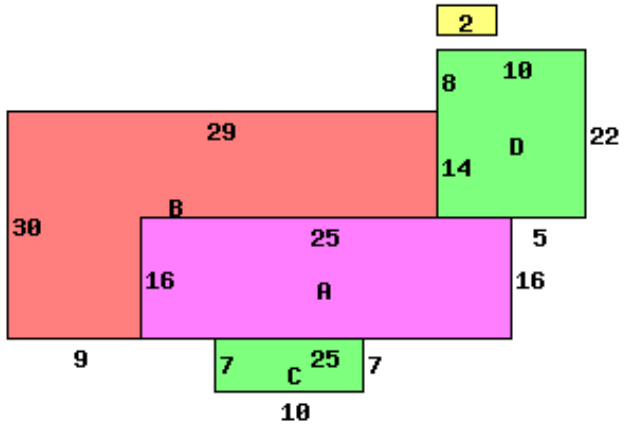
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	69970	69970	69970	69970		69970	84430	84440
Totl100%	73490t	73490t	73490t	73490t		73490t	88490t	88490t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	24490	24490	24490	24490		24490	29550	29550
Totl 35%	25720t	25720t	25720t	25720t		25720t	30970t	30970t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	974.44	944.90	943.60	943.60	943.60			
Sp-Asmnt	97.74	119.73	119.73	119.73				

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

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 CHAROLETTE L	1WD	*	0	2710	21260
181	1	1999-04-29	SPRADLIN GLADYS	1CT	*	0	2710	21260

Year	Land	Bldg	Total	Net Tax
2022	920	11040	11960	492.20
2021	920	11040	11960	519.60

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	950	104040
	Part Upper	FRAME	400	22630
	Subtotal			126670
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		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%	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	1H F/C		1350		C	OLD/GD	129430	.40		81540
2	Garage		16X24	384		C	1973FR	9220	.70		2900

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

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