MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500047.0000 RES
C76 2026

sale

2023	PRATER DEBORAH	2021-08-27
2024	PRATER DEBORAH	2021-08-27
2025	PRATER DEBORAH	2021-08-27
2026	PRATER DEBORAH	2021-08-27 MC GUFFEYS HRS 1ST 15
	201 HUNSICKER	2CT
		$0
	MCGUFFEY OH 45859	

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

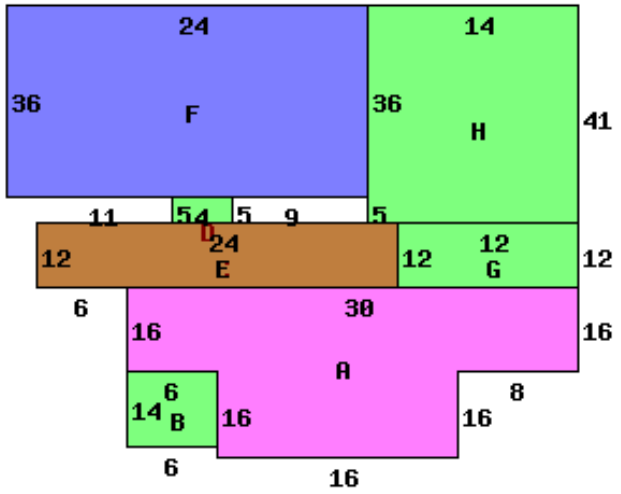
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	78060	78060	78060	78060		78060	94200	94200
Totl100%	81570t	81570t	81570t	81570t		81570t	98260t	98250t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	27320	27320	27320	27320		27320	32970	32970
Totl 35%	28550t	28550t	28550t	28550t		28550t	34390t	34390t
Hmstd35%								
Owner Oc	25.44	24.20	24.20	24.20	24.20			
Hmstd RB								
Net Tax	1056.22	1024.68	1023.22	1023.22	1023.22			
Sp-Asmnt	28.11	129.60	129.60	129.60				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		736		a	*MAIN
	OFP	P		84	2520	b	PORCH
	EFP2	P		288	11520	c	PORCH
	OBW	P		20	600	d	PORCH
1	F/C	A		288		e	ADDTN
	F2	G		864	20740	f	GRAGE
	PAT	P		144	430	g	PORCH
	PAT	P		574	1720	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
378	2	2021-08-27	PRATER DEBORAH	2CT *	0	2630	56860
853	0	1986-10-16		*	16500	0	19000

Year	Land	Bldg	Total	Net Tax
2022	920	19900	20820	834.52
2021	920	19900	20820	880.96

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			



201 HUNSICKER ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1024	103070
	Full Upper	FRAME	736	55570
	Subtotal			158640
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Carpet	X	X	
Number of Rooms	4	3	
Bedrooms		3	
Central Heat		A	
FORCED AIR			
Central A/C		X	
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Air Conditioning	1790
Plumbing	1400
Garages and Carports	20740
Extra Features	16790
Total Value	199360
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	2 F/C		1760		C	1889AV	199360	.55		94200

	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:

30-500047.0000-v082020R