MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500052.0000 RES
C85 2026

sale

2023 DSV SPV3 LLC	2017-09-19	
2024 DSV SPV3 LLC	2017-09-19	
2025 AUGUR RENTALS LLC	2024-08-02	
2026 AUGUR RENTALS LLC	2024-08-02 MC GUFFEYS HRS 1ST E 1/2	
201 W SOUTH ST	1WD 3	
	$21,900	
MCGUFFEY OH 45859		

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

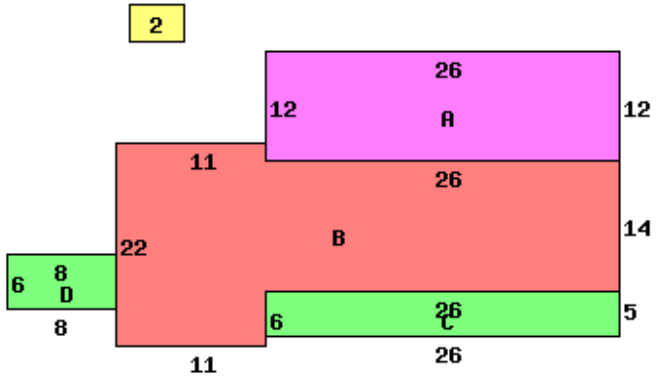
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2510	2510	2510	2510		2510	2910	2900
Bldg100%	22710	22710	22710	22710		22710	27400	27410
Totl100%	25230t	25230t	25230t	25230t		25230t	30310t	30310t
Cauv100%								
Tax Value:								
Land 35%	880	880	880	880		880	1020	1010
Bldg 35%	7950	7950	7950	7950		7950	9590	9590
Totl 35%	8830t	8830t	8830t	8830t		8830t	10610t	10610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	334.54	324.38	323.94	323.94	323.94			
Sp-Asmnt	48.63	61.30	61.30	61.30				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		312		a	*MAIN
1Q	F/C	A		606		b	ADDTN
	OFP	P		130	3900	c	PORCH
	DK	P		48	720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
289	1	2024-08-02	AUGUR RENTALS LLC	1WD		21900	2510	22710
410	1	2017-09-19	DSV SPV3 LLC	1QC	*	0	2710	21140
600	1	2014-12-22	RVFM 4 LLC	1QC	*	0	2710	21140
144	1	2011-04-21	MOM HAVEN 12 LP	1QC	*	4250	2110	22370
537	1	2010-11-19	DEUTSCHE BANK NATIONAL TR	1SH	*	8000	2110	22370
534	1	2000-12-12	BAILEY PAUL	1CT	*	0	1830	18970
504	1	1990-06-26		1WD		15500	0	17910

Year	Land	Bldg	Total	Net Tax
2022	660	8630	9290	382.32
2021	660	8630	9290	403.60

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			



201 W SOUTH ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	918	100540
	Qtr Story	FRAME	606	10170
	Subtotal			110710
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X		Plumbing	700
Panelled Wall	X	X	Extra Features	4620
Floor/Pine	X	X	Total Value	116030
Number of Rooms	5	2		
Bedrooms	2	2	PUB SIDEWALK	
			PUB ALLEY	
Central Heat	A			
FORCED AIR			Neighborhood:	
Plumbing			Code:	3000
Standard	1		Dwl/Gar/NC%	1.0500
Extra Fixture	1			

	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		918		C-	OLD/PR	104430	.75		27410
2	Shed	*PP F 0	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	75	71	81	58	2900	2900

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

30-500052.0000-v082020R