

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-500071.0000  
C94

RES  
2023

sale

2020	MCBRIDE JOSHUA L	2004-09-07
2021	MCBRIDE JOSHUA L	2004-09-07
2022	MCBRIDE JOSHUA L & BR	2021-08-10
2023	212 HUNSICKER ST LLC	2023-04-13 MC GUFFEYS HRS 2ND 7-8
	212 HUNSICKER ST	1WD
	MCGUFFEY OH 45859	\$88,500
		05.2-04-50-071

Eff Rate:-	48.62	47.98	45.44	41.45	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3890	3890	3890	5140	5130
Bldg100%	31910	31910	31910	31460	31450
Totl100%	35800t	35800t	35800t	36600t	36580t
Cauv100%					
Tax Value:					
Land 35%	1360	1360	1360	1800	1800
Bldg 35%	11170	11170	11170	11010	11010
Totl 35%	12530t	12530t	12530t	12810t	12800t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	551.70	544.36	515.66	485.34	
Sp-Asmnt	58.92	58.92	62.92	63.74	

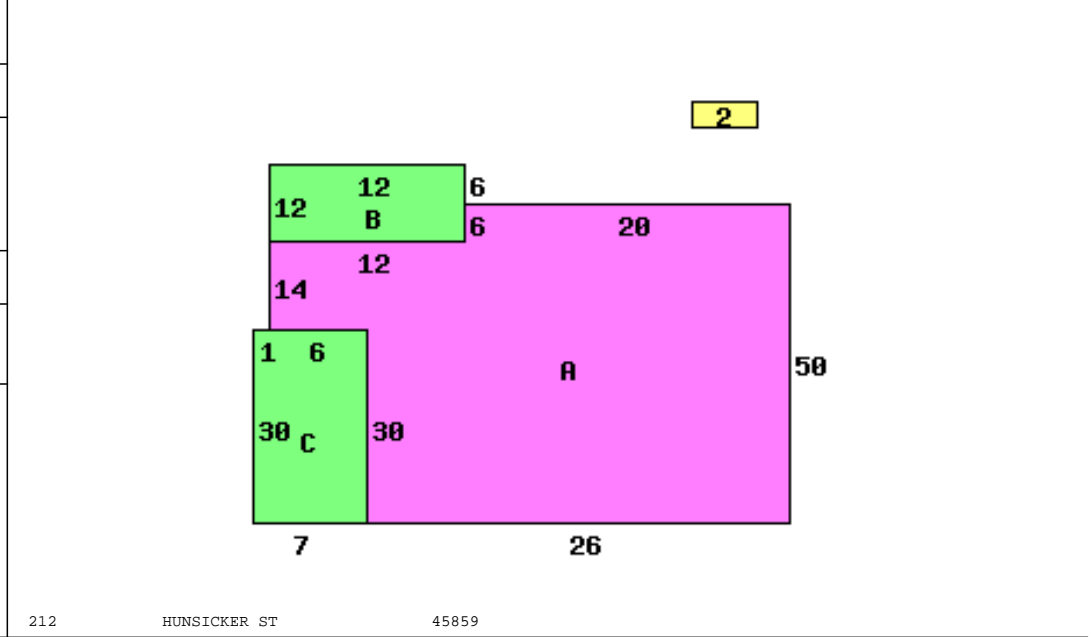
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1348		a	*MAIN
	PAT	P		144	430	b	PORCH
	OFF	P		210	6300	c	PORCH

#: 72 L/W  
L/C TOMMY E & MEGAN L JONES 8-6-2003 \$45,000  
305000720000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
131	1	2023-04-13	212 HUNSICKER ST LLC	1WD	88500	3890	31910
580	1	2022-11-08	SPRADLIN RICHARD	1WD	32000	3890	31910
344	4	2021-08-10	MCBRIDE JOSHUA L & BROOKE	4SD *	0	3890	31910
564	1	2004-09-07	MCBRIDE JOSHUA L	1	41000	4690	27490
231	1	2004-05-27	COMMUNITY FIRST BANK NA	1WD *	0	4690	27490
164	2	2000-03-21	PEELMAN MICHAEL R & CARL	2WD	43433	2460	26030
195	2	1999-04-16	PEELMAN SARA	2WD	48000	2910	22740
195	2	1996-04-08	VANHOOSE KEITH & TAMMIE	2ED	30000	2910	21510

Year	Land	Bldg	Total	Net Tax
2019	1290	8910	10200	414.36
2018	1290	8910	10200	416.22

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
910 COTTONWOOD CONSERVANCY			XA/2023
514 *MCGUFFEY LIGHTS			XV/2023
500 HARDIN COUNTY LANDFILL			XA/2023



Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1	Sq-Ft Value
Floor Level	Main	1348 108040
	Subtotal	108040
Shingle	Roof	HIP
Plaster/Drywall	X	Extra Features 6730
Panelled Wall	X	Total Value 114770
Floor/Pine	X	
Floor/Carpet	X	PUB ALLEY
Number of Rooms	6	
Bedrooms	4	Neighborhood:
Central Heat	A	Code: 3000
FORCED AIR		Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	1348			C-	OLD/FR	103290	.65		31450
2 Shed	*PP 0	10X14	140			OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	rate	effective rate	extended value			true value
		90.00	102	82	70	57	5130			5130

Call Back:

Sign: PSN Date: 2015-07-01 Lister:

30-500071.0000-v082020R