

MARION TWP
MCGUFFEY CORP

00290

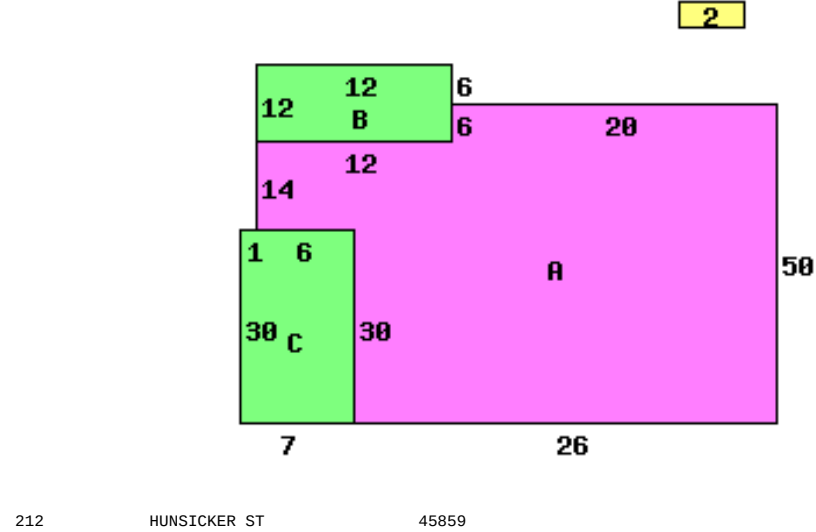
Hardin County, Ohio
Michael T. Bacon, Auditor

30-500071.0000
C94

RES
2025

Sale		Eff. Rate: 45.44 41.45 40.13 40.08 a/r					
2022 MCBRIDE JOSHUA L & BR	2021-08-10	Tax Year	2022	2023	2024	2025	CAMA
2023 SPRADLIN RICHARD	2022-11-08	Prop Cls	510	510	510	510	510
2024 212 HUNSICKER ST LLC	2023-04-13	Acres					
2025 212 HUNSICKER ST LLC	2023-04-13 MC GUFFEYS HRS 2ND 7-8	Land100%	3890	5140	5140	5140	5130
212 HUNSICKER ST	1WD	Bldg100%	31910	31460	31460	31460	31450
MCGUFFEY OH 45859	\$88,500	Totl100%	35800t	36600t	36600t	36600t	36580t
		Cauv100%					
		Tax Value:					
		Land 35%	1360	1800	1800	1800	1800
		Bldg 35%	11170	11010	11010	11010	11010
		Totl 35%	12530t	12810t	12810t	12810t	12800t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	515.66	485.34	470.62	469.96	
		Sp-Asmnt	62.92	63.74	75.06	75.06	

SHB+ 1	CONS F/C PAT OFF	TYPE M P P	FACT	SQ-FT 1348 144 210	VALUE 430 6300	a b c	*MAIN PORCH PORCH
#: 72 L/W L/C TOMMY E & MEGAN L JONES 8-6-2003 \$45,000 305000720000							
Sale#	#d	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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			
2021	1360	11170	12530	544.36			
2020	1360	11170	12530	551.70			
p r o j e c t						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			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS																																	
Story Height 1				Main Subtotal		FRAME		1348		108040		1 Bldg Type		1 SHB+Cons		1 DixHt		Area		Unit Rate		Grade		Blt/Renov		Cond		Replace		Value		Phy Dpr		Fnc Dpr		True Value	
Floor Level				Roof		HIP		1348		108040		2 DWELLING		1 F/C		10X14		1348				C-		OLD/FR		103290		0		.65				31450			
Shingle		B 1 2 U A										front lot		acres/ frontage		effective frontage		depth		depth		factor		actual rate		effective rate		extended value		true value							
Plaster/Drywall		X						Extra Features		6730						90.00		102		82		70		57		5130		5130									
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																																			
Call Back:												Sign: PSN Date: 2015-07-01 Lister: 30-500071.0000-v082020R																									