

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500071.0000
C94

RES
2025

sale

2022	MCBRIDE JOSHUA L & BR	2021-08-10
2023	SPRADLIN RICHARD	2022-11-08
2024	212 HUNSICKER ST LLC	2023-04-13
2025	212 HUNSICKER ST LLC	2023-04-13
	212 HUNSICKER ST	2023-04-13
	MC GUFFEYS HRS 2ND 7-8	1WD
	MCGUFFEY OH 45859	\$88,500

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	3890	5140	5140	5140	5140
Bldg100%	31910	31460	31460	31460	31460
Totl100%	35800t	36600t	36600t	36600t	36600t
Cauv100%					
Tax Value:					
Land 35%	1360	1800	1800	1800	1800
Bldg 35%	11170	11010	11010	11010	11010
Totl 35%	12530t	12810t	12810t	12810t	12810t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	515.66	485.34	470.62	469.96	469.96
Sp-Asmnt	62.92	63.74	75.06	75.06	

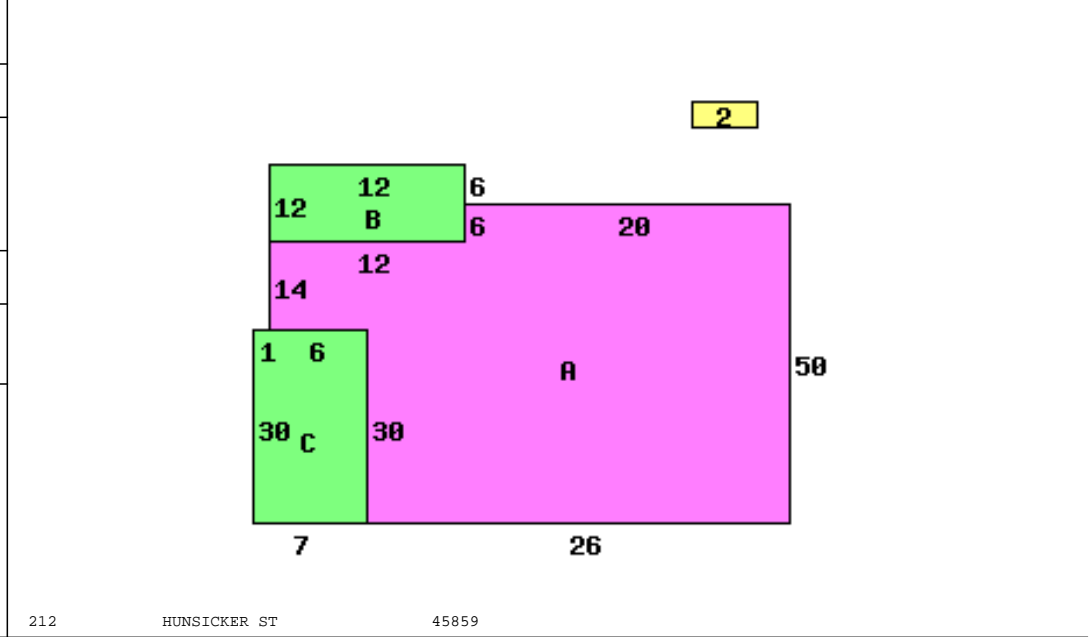
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1348		a	*MAIN
	PAT	P		144	430	b	PORCH
	OFF	P		210	6300	c	PORCH

#: 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
2021	1360	11170	12530	544.36
2020	1360	11170	12530	551.70

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



212 HUNSICKER ST 45859

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