

MARION TWP
MCGUFFEY CORP

00290

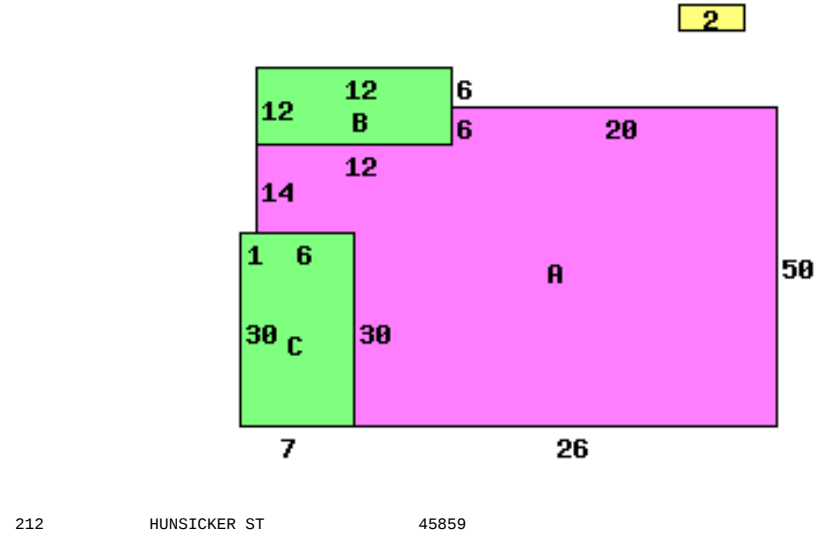
Hardin County, Ohio
Michael T. Bacon, Auditor

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	5940
212 HUNSICKER ST	1WD	Bldg100%	31910	31460	31460	31460	37960
MCGUFFEY OH 45859	\$88,500	Totl100%	35800t	36600t	36600t	36600t	43900t
		Cauv100%					
		Tax Value:					
		Land 35%	1360	1800	1800	1800	2080
		Bldg 35%	11170	11010	11010	11010	13290
		Totl 35%	12530t	12810t	12810t	12810t	15360t
		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+ 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			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True		
Floor Level						1 DWELLING	1 F/C	FtxFt	1348			Cond	Value	Dpr	Dpr	Value		
		Main		1348	108040	2 Shed	*PP 0	10X14	140		C-	OLD/FR	103290	.65		37960		
Shingle		Subtotal			108040			acres/	effective	depth	actual	effective		extended	true			
		Roof						frontage	frontage	factor	rate	rate		value	value			
Plaster/Drywall	X				Extra Features	6730			90.00	102	82	81	66	5940	5940			
Panelled Wall	X				Total Value	114770												
Floor/Pine	X																	
Floor/Carpet	X				PUB ALLEY													
Number of Rooms	6																	
Bedrooms	4				Neighborhood:													
					Code:	3000												
Central Heat		A			Dwl/Gar/NC%	1.0500												
FORCED AIR																		
Plumbing																		
Standard	1																	
						Call Back:	Sign: PSN Date: 2015-07-01 Lister:										30-500071-0000-v082020R	