MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500071.0000 RES
C94 2026

sale

2023 SPRADLIN RICHARD	2022-11-08	
2024 212 HUNSICKER ST LLC	2023-04-13	
2025 212 HUNSICKER ST LLC	2023-04-13	
2026 212 HUNSICKER ST LLC	2023-04-13	MC GUFFEYS HRS 2ND 7-8
212 HUNSICKER ST	1WD	
	$88,500	
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%	5140	5140	5140	5140		5140	5940	5940
Bldg100%	31460	31460	31460	31460		31460	37970	37960
Totl100%	36600t	36600t	36600t	36600t		36600t	43910t	43900t
Cauv100%								
Tax Value:								
Land 35%	1800	1800	1800	1800		1800	2080	2080
Bldg 35%	11010	11010	11010	11010		11010	13290	13290
Totl 35%	12810t	12810t	12810t	12810t		12810t	15370t	15360t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	485.34	470.62	469.96	469.96	469.96			
Sp-Asmnt	63.74	75.06	75.06	75.06				

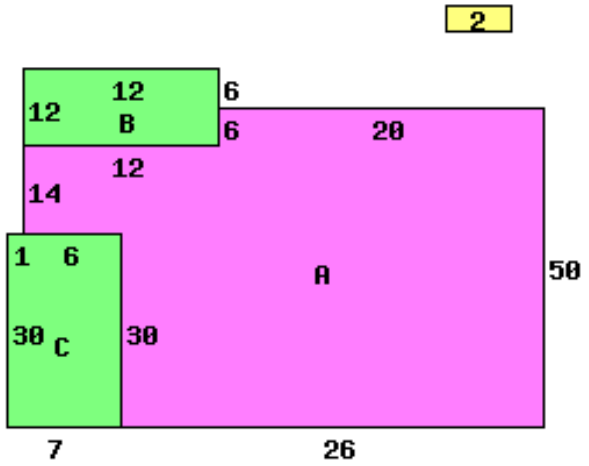
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1348		a	*MAIN
	PAT	P		144	430	b	PORCH
	OFP	P		210	6300	c	PORCH

#: 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: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
2022	1360	11170	12530	515.66
2021	1360	11170	12530	544.36

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1348	108040
	Subtotal			108040
Shingle	Roof	HIP		

B 1 2 U A

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:	
		Code:	3000
Central Heat	A	Dwl/Gar/NC%	1.0500
FORCED AIR			
Plumbing			
Standard	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		1348		C-	OLD/FR	103290	.65		37960
2	Shed	*PP 0	10X14	140			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	102	82	81	66	5940	5940

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-500071.0000-v082020R