

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500077.0000
C98

RES
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022	BOLEN MICHAEL	2002-06-28	
2023	BOLEN MICHAEL	2002-06-28	
2024	BOLEN MICHAEL	2002-06-28	
2025	BOLEN MICHAEL	2002-06-28	MC GUFFEYS HRS 2ND 19-21
	304 HUNSICKER	1QC	
	MCGUFFEY OH 45859	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4940	6540	6540	6540	6530
Bldg100%	54510	55000	55000	55000	54990
Totl100%	59460t	61540t	61540t	61540t	61520t
Cauv100%					

2027	ROHRS REAL ESTATE LLC	2026-01-20	
	304 HUNSICKER	1ED	
	MCGUFFEY OH 45859		

Tax Value:					
Land 35%	1730	2290	2290	2290	2290
Bldg 35%	19080	19250	19250	19250	19250
Totl 35%	20810t	21540t	21540t	21540t	21530t
Hmstd35%					
Owner Oc	22.30	19.18	18.26	18.26	
Hmstd RB			351.74	363.80	
Net Tax	834.10	796.90	421.32	408.18	
Sp-Asmnt	92.81	94.93	105.73	105.73	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		724		a	*MAIN
1	F/C	A		126		b	ADDTN
1	F/C	A		638		c	ADDTN
	OPF	P		80	2400	d	PORCH
	DK	P		144	2160	e	PORCH
	PAT	P		256	770	f	PORCH
	F	G		792	19010	g	GRAGE

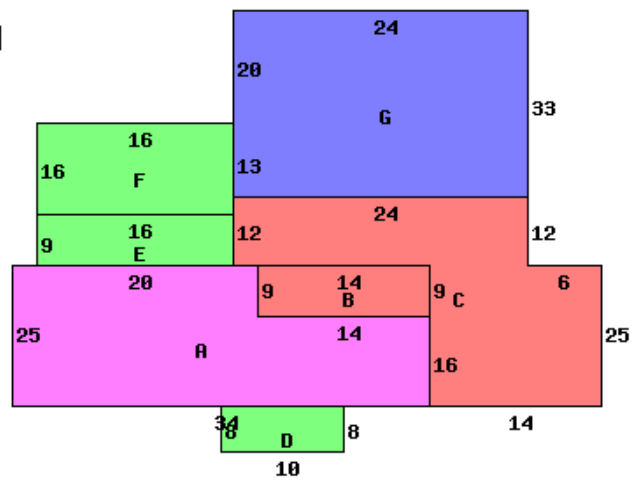
#: 78 & 79, L/W
305000780000
305000790000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
22	1	2026-01-20	ROHRS REAL ESTATE LLC	1ED	62500	6540	55000
270	1	2002-06-28	BOLEN MICHAEL	1QC *	0	5540	30630
351	0	1988-05-20		1QC *	0	0	23510

Year	Land	Bldg	Total	Net Tax
2021	1730	19080	20810	880.54
2020	1730	19080	20810	892.40

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

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304 HUNSICKER ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1488	117120
Shingle	Subtotal	117120
	B 1 2 U A	
Plaster/Drywall	D	Heating -1710
Panelled Wall	X	Plumbing 700
Floor/Carpet	X	Garages and Carports 19010
Floor/Tile-Lino	L	Extra Features 5330
Number of Rooms	6	Total Value 140450
Bedrooms	3	
Plumbing		PUB ALLEY
Standard	1	Neighborhood:
Extra Fixture	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1488		C	OLD/AV	140450	.55	Dpr	54990
2 Shed	*PP	8X10	80		OLD/	0		Dpr	0
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
		102.00	127	92	70	64	6530		6530