MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500077.0000 RES
C98 2026

## sale

| | | |
|---|---|---|
| 2023 BOLEN MICHAEL | 2002-06-28 | |
| 2024 BOLEN MICHAEL | 2002-06-28 | |
| 2025 BOLEN MICHAEL | 2002-06-28 | |
| 2026 BOLEN MICHAEL | 2002-06-28 | MC GUFFEYS HRS 2ND 19-21 |
| 304 HUNSICKER | 1QC | |
| | $0 | |
| MCGUFFEY OH 45859 | | |

| | | |
|---|---|---|
| 2028 ROHRS REAL ESTATE LLC | 2026-01-20 | |
| 304 HUNSICKER | 1ED | |
| 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% | 6540 | 6540 | 6540 | 6540 | | 6540 | 7660 | 7650 |
| Bldg100% | 55000 | 55000 | 55000 | 55000 | | 55000 | 66370 | 66360 |
| Totl100% | 61540t | 61540t | 61540t | 61540t | | 61540t | 74030t | 74010t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2290 | 2290 | 2290 | 2290 | | 2290 | 2680 | 2680 |
| Bldg 35% | 19250 | 19250 | 19250 | 19250 | | 19250 | 23230 | 23230 |
| Totl 35% | 21540t | 21540t | 21540t | 21540t | | 21540t | 25910t | 25900t |
| Hmstd35% | | | | | | | | |
| Owner Oc | 19.18 | 18.26 | 18.26 | 18.26 | 18.26 | | | |
| Hmstd RB | | 351.74 | 363.80 | 363.80 | 363.80 | | | |
| Net Tax | 796.90 | 421.32 | 408.18 | 408.18 | 408.18 | | | |
| Sp-Asmnt | 94.93 | 105.73 | 105.73 | 105.73 | | | | |

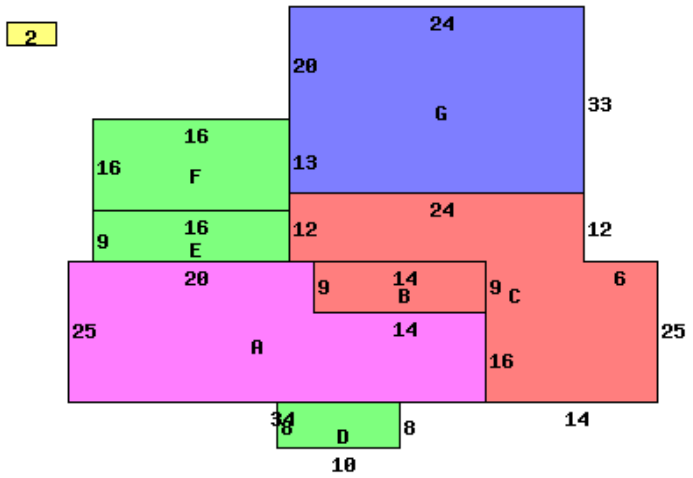
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 724 | | a | *MAIN |
| 1 | F/C | A | | 126 | | b | ADDTN |
| 1 | F/C | A | | 638 | | c | ADDTN |
| | OFP | P | | 80 | 2400 | d | PORCH |
| | DK | P | | 144 | 2160 | e | PORCH |
| | PAT | P | | 256 | 770 | 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 | | | * | 0 | 0 | 23510 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1730 | 19080 | 20810 | 834.10 |
| 2021 | 1730 | 19080 | 20810 | 880.54 |

| 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 | | | |




304 HUNSICKER ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1488 | 117120 |
| | Subtotal | | | 117120 |
| Shingle | Roof | GABLE | | |

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 | | |
| | | PUB ALLEY | |
| Plumbing | | | |
| Standard | 1 | Neighborhood: | |
| Extra Fixture | 1 | Code: | 3000 |
| | | Dwl/Gar/NC% | 1.0500 |

| | 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 | | 1488 | | C | OLD/AV | 140450 | .55 | | 66360 |
| 2 | Shed | *PP 0 | 8X10 | 80 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 102.00 | 127 | 92 | 81 | 75 | 7650 | 7650 |

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-500077.0000-v082020R