

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510014.0000
A119

RES
2025

sale

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

2022 HENSLEY FRED K	2019-07-30			
2023 HENSLEY FRED K	2019-07-30			
2024 WIREMAN FIELDEN E	2023-11-27			
2025 WIREMAN FIELDEN E	2023-11-27 MC GUFFEYS 3RD 14 15			
107 ALICE ST	3WD S2 16			
MCGUFFEY OH 45859	\$0			

Tax Year	2022	2023	2024	2025	
Prop Cls	500	500	560	560	
Acres					
Land100%	2110	2800	5400	8540	8550
Bldg100%			102430	102430	102420
Totl100%	2110t	2800t	107830t	110970t	110970t
Cauv100%					
Tax Value:					
Land 35%	740	980	1890	2990	2990
Bldg 35%			35850	35850	35850
Totl 35%	740t	980t	37740t	38840t	38840t
Hmstd35%				38840	
Owner Oc				32.92	
Hmstd RB					
Net Tax	30.44	37.12	1386.48	1392.00	
Sp-Asmnt	6.24	6.93	163.75	191.87	

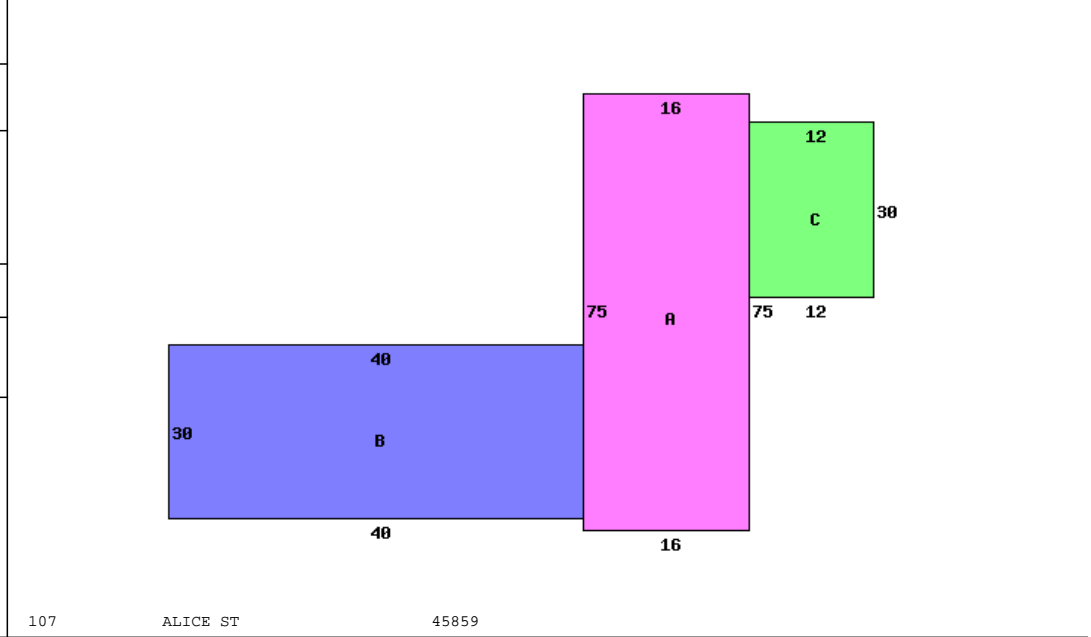
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1200		a *MAIN
	F	G		1200	28800	b GRAGE
	OFF	P		360	10800	c PORCH

#: 15, 16 L/W
2025 duplicate combined parcels
305100150000
305100160000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
522	3	2023-11-27	WIREMAN FIELDEN E	3WD *	0	2800	0
25	3	2023-01-18	WIREMAN FIELDEN SR	3WD	0	2110	0
17	3	2023-01-18	WALLS TRENT	3WD *	0	2110	0
265	3	2019-07-30	HENSLEY FRED K	3QC *	0	2000	0
264	3	2019-07-30	ARTLEY PAMELA MARIE	3AF *	0	2000	0
271	3	2018-06-11	WALLS TERRY A & PAMELA AR	3SD	6500	2000	0
617	4	2004-09-27	BOLEN MICHAEL	4WD	25000	2710	0
440	0	1994-05-23	BOLEN COLLETTA	0QC *	0	0	2200

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

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



Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1200 106310
	Subtotal		106310
Number of Rooms	B 1 2 U A	Air Conditioning	2140
Bedrooms	6	Plumbing	2100
	3	Garages and Carports	28800
Central Heat	A	Extra Features	10800
ELECTRIC		Total Value	150150
Central A/C	A		
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	3000
		Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 MH/REAL	1 F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1200	MHD	2023AV	120120	.02	102420
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	factor	rate	rate	rate	value
		150.00	100	81	70	57	8550
							8550