

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510066.0000
A72

RES
2025

sale

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

2022 BLAIS SHARON A & CARO	2020-01-21
2023 MUSSELMAN KELCY N	2022-08-25
2024 MUSSELMAN KELCY N	2022-08-25
2025 MUSSELMAN KELCY N	2022-08-25 MC GUFFEYS 3RD 66
705 EAST	2WD
MCGUFFEY OH 45859	\$65,000

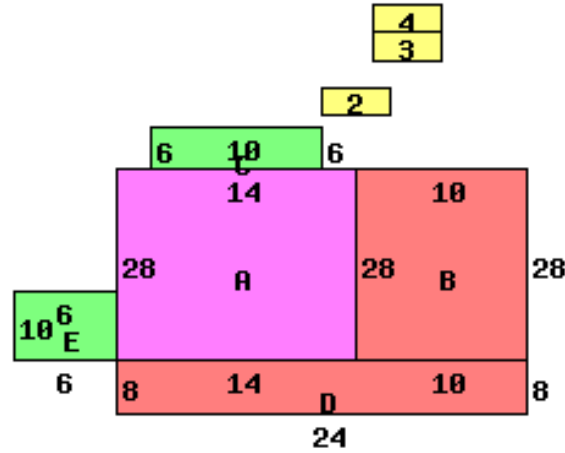
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2110	2800	2800	2800	2800
Land100%	46710	46310	46310	46310	46310
Bldg100%	48830t	49110t	49110t	49110t	49110t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	16350	16210	16210	16210	16210
Totl 35%	17090t	17190t	17190t	17190t	17190t
Hmstd35%					
Owner Oc	18.32				
Hmstd RB	350.72				
Net Tax	334.26	651.26	631.52	630.66	
Sp-Asmnt	73.39	73.69	90.92	90.92	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1T	F/C	M		392			
1	F/C	A		280			b ADDTN
1	OFF	P		60	1800		c PORCH
1	F/C	A		192			d ADDTN
	OFF	P		60	1800		e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
440	2	2022-08-25	MUSSELMAN KELCY N	2WD *	65000	2110	46710
391	2	2022-08-19	HAMILTON CAROL S & SHARO	2QC *	0	2110	46710
21	2	2020-01-21	BLAIS SHARON A & CAROL HA	2WD *	0	2000	37510

Year	Land	Bldg	Total	Net Tax
2021	740	16350	17090	352.84
2020	740	16350	17090	357.64

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



705 EAST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1T	Sq-Ft	Value
Floor Level	864	98480
Main	FRAME	
Part Upper	FRAME	392
Subtotal		125100
Metal	Roof	GABLE
Panelled Wall	X X	Heating -1510
Floor/Carpet	X X	Plumbing 2100
Floor/Tile-Lino	L	Extra Features 3600
Number of Rooms	4 2	Total Value 129290
Bedrooms	2 2	
Plumbing		PUB ALLEY
Standard	1	Neighborhood:
Extra 3 Fixture	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	LT F/C			C-	1900AV	.55	Dpr	Value
2 Shed	*PP	7X9	63		OLD/	0		0
3 Shed		14X16	224	D	OLD/AV	2150	.65	750
4 Shed	*PP	6X12	72		OLD/	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		40.00	150	100	70	2800	2800	

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-510066.0000-v082020R