MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510066.0000 RES
A72 2026

sale

2023	MUSSELMAN KELCY N	2022-08-25
2024	MUSSELMAN KELCY N	2022-08-25
2025	MUSSELMAN KELCY N	2022-08-25
2026	MUSSELMAN KELCY N	2022-08-25 MC GUFFEYS 3RD 66
	705 EAST	2WD
		$65,000
	MCGUFFEY OH 45859	

Eff Rate: – 41.45 — 40.13 — 40.08 — 40.08 — a/r

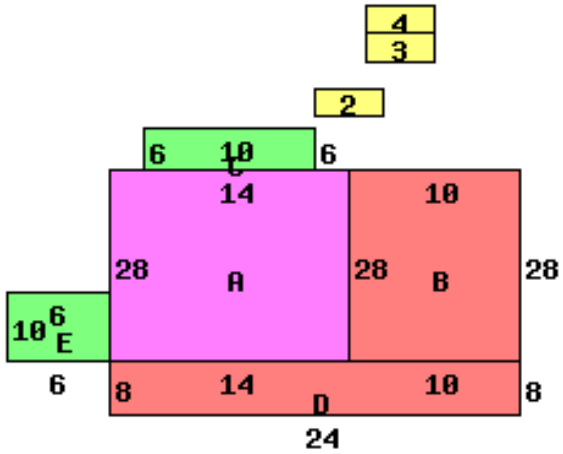
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	46310	46310	46310	46310		46310	55740	55730
Totl100%	49110t	49110t	49110t	49110t		49110t	58970t	58970t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	16210	16210	16210	16210		16210	19510	19510
Totl 35%	17190t	17190t	17190t	17190t		17190t	20640t	20640t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	651.26	631.52	630.66	630.66	630.66			
Sp-Asmnt	73.69	90.92	90.92	90.92				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	740	16350	17090	334.26
2021	740	16350	17090	352.84

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

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	864	98480
	Part Upper	FRAME	392	26620
	Subtotal			125100
Metal	Roof	GABLE		

B 1 2 U A

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		
			PUB ALLEY	
Plumbing				
Standard	1		Neighborhood:	
Extra 3 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	1T F/C		1256		C-	1900AV	116360	.55		54980
2	Shed	*PP 0	7X9	63			OLD/	0			0
3	Shed		14X16	224		D	OLD/AV	2150	.65		750
4	Shed	*PP	6X12	72			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

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

30-510066.0000-v082020R