

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460010.0100
C51

RES
2025

sale

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

2022	CARROLL LEA ANN & KEN	2020-09-21
2023	CARROLL LEA ANN & KEN	2020-09-21
2024	CARROLL LEA ANN & KEN	2020-09-21
2025	CARROLL LEA ANN & KENNY 103 MARKET ST	2020-09-21 PT SE 1/4 SE 1/4 14 2WD
	MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2890	3860	3860	3860	3850
Bldg100%	54310	63740	63740	63740	63730
Totl100%	57200t	67600t	67600t	67600t	67580t
Cauv100%					

2026	JOHANSEN SLATE & ASHLEY 103 MARKET ST	2025-08-21 2SD
	MCGUFFEY OH 45859	

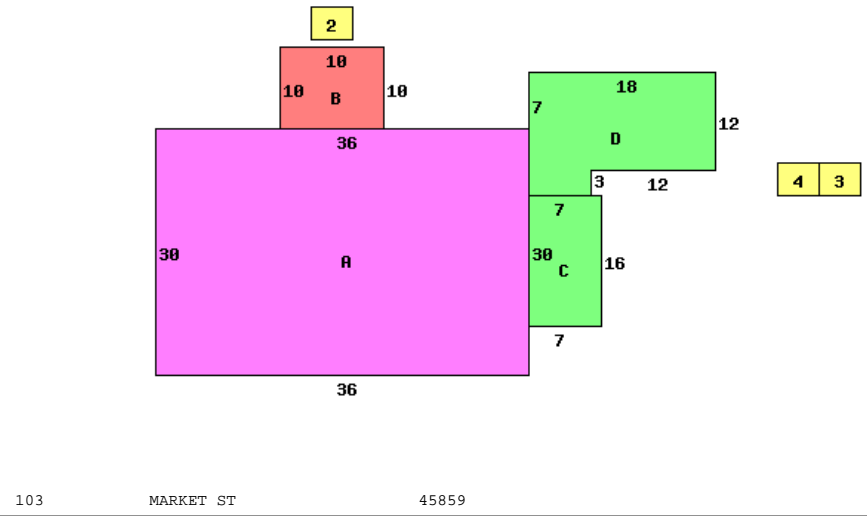
Tax Value:					
Land 35%	1010	1350	1350	1350	1350
Bldg 35%	19010	22310	22310	22310	22310
Totl 35%	20020t	23660t	23660t	23660t	23650t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	823.90	896.38	869.24	868.02	
Sp-Asmnt	80.02	90.58	112.32	112.32	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1080			
1	F/C	A		100			b ADDTN
	OPF	P		112	3360		c PORCH
	DK	P		234	3510		d PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
368	2	2025-08-21	JOHANSEN SLATE & ASHLEY	2SD	130000	3860	63740
379	2	2020-09-21	CARROLL LEA ANN & KENNY	M 2WD *	0	2740	44030
74	2	1996-02-21	HALL FOREST EDWARD	2AF *	0	3910	28310

Year	Land	Bldg	Total	Net Tax
2021	1010	19010	20020	869.80
2020	1010	19010	20020	484.54

p r o j e c t		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	



103 MARKET ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1180	104540
Metal Roof	Subtotal	104540
Plaster/Drywall	D	Air Conditioning 2100
Floor/Carpet	X	Extra Features 7510
Number of Rooms	5	Total Value 114150
Bedrooms	1	PUB PAVED ST/RD
Central Heat	A	
FORCED AIR		Neighborhood:
Central A/C	A	Code: 3000
Plumbing		Dwl/Gar/NC% .8700
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True	
1 DWELLING	1 F/C			C-	1956GD	.37	Dpr	Value	
2 Shed	*PP 0	18X7	126		OLD/FR			200	
3 Shed	*NV		0		OLD/			0	
4 Garage		24X24	576	C	1984AV	13820	.65	4210	
5 Garage		12X24	288	C	2003AV	6910	.50	3010	
front lot		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	150	100	70	70	3850	3850	