MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460010.0100 RES
C51 2026

sale

2023 CARROLL LEA ANN & KEN	2020-09-21	
2024 CARROLL LEA ANN & KEN	2020-09-21	
2025 CARROLL LEA ANN & KEN	2020-09-21	
2026 CARROLL LEA ANN & KENNY	2020-09-21	PT SE 1/4 SE 1/4 14
103 MARKET ST	2WD	
	$0	
MCGUFFEY OH 45859		

2027 JOHANSEN SLATE & ASHLEY	2025-08-21	
103 MARKET ST	2SD	
MCGUFFEY OH 45859		

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

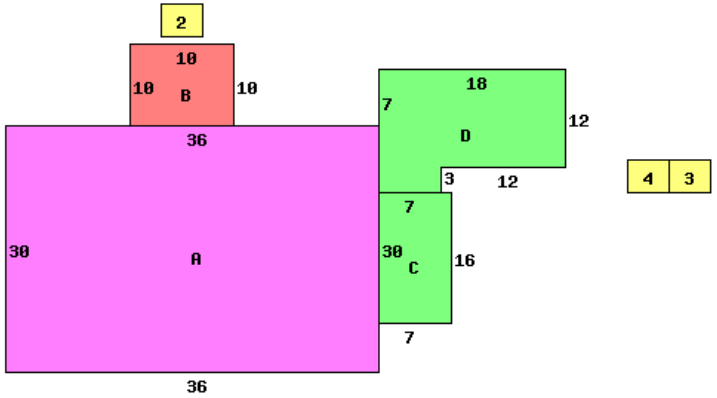
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3860	3860	3860	3860		3860	4460	4460
Bldg100%	63740	63740	63740	63740		63740	76860	76870
Totl100%	67600t	67600t	67600t	67600t		67600t	81310t	81330t
Cauv100%								
Tax Value:								
Land 35%	1350	1350	1350	1350		1350	1560	1560
Bldg 35%	22310	22310	22310	22310		22310	26900	26900
Totl 35%	23660t	23660t	23660t	23660t		23660t	28460t	28470t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	896.38	869.24	868.02	868.02	868.02			
Sp-Asmnt	90.58	112.32	112.32	112.32				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1080		a	*MAIN
1	F/C	A		100		b	ADDTN
	OFP	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
2022	1010	19010	20020	823.90
2021	1010	19010	20020	869.80

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			



103 MARKET ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1180	104540
	Subtotal			104540
Metal	Roof	GABLE		

B 1 2 U A

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%	1.0500
Standard	1		

	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		1180		C-	1956GD	102740	.37		67960
2	Shed	*PP 0	18X7	126			OLD/FR	200			200
3	Shed	*NV		0			OLD/	0			0
4	Garage		24X24	576		C	1984AV	13820	.65		5080
5	Garage		12X24	288		C	2003AV	6910	.50		3630

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	150	100	81	81	4460	4460

Call Back: Sign: PSN Date: 2015-06-30 Lister:

30-460010.0100-v082020R