

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460102.0000
A133

RES
2025

sale

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

2022	LAWARRE MICHAEL M & P	2021-01-28
2023	LAWARRE MICHAEL M & P	2021-01-28
2024	COMPTON SHAUN E & CYN	2023-03-01
2025	COMPTON SHAUN E & CYNTH 709 1/2 COURTRWRIGHT	2023-03-01 PT SW1/4 SW1/4 13 LSD
	MCGUFFEY OH 45859	\$20,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	570	570	570	570	570
Acres					
Land100%	3230	4290	4290	4290	4280
Bldg100%	3430	5540	5540	5540	4810
Totl100%	6660t	9830t	9830t	9830t	9090t
Cauv100%					
Tax Value:					
Land 35%	1130	1500	1500	1500	1500
Bldg 35%	1200	1940	1940	1940	1680
Totl 35%	2330t	3440t	3440t	3440t	3180t
Hmstd35%					
Owner Oc	2.50				
Hmstd RB					
Net Tax	93.40	130.34	126.38	126.20	
Sp-Asmnt	11.06	14.28	24.19	24.19	

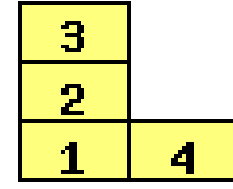
Orig Tax Year 1995

MOBILE HOME ACCT: 30-0039 TITLE: 33-00263332 1995 COMMODORE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
81	1	2023-03-01	COMPTON SHAUN E & CYNTHIA	LSD	20000	3230	3430
35	2	2021-01-28	LAWARRE MICHAEL M & PATRI	2QC *	0	3230	3430
318	2	2010-07-02	LAWARRE PATRICIA	2WD	125000	5490	8230
317	1	2010-07-02	HOWARD HENRY & CHRYL	1WD	30000	5490	8230

Year	Land	Bldg	Total	Net Tax
2021	1130	1200	2330	98.58
2020	1130	1200	2330	99.90

project	ben acres	/	%	factor
514 *MCGUFFEY LIGHTS				XV/2025
902 MAIN DISTRICT CONSERVANCY				XA/2025
910 COTTONWOOD CONSERVANCY				XA/2025



709 1/2 COURTRIGHT ST 45859

PUB ELECTRIC
PUB GAS
PUB WATER
PUB SEWER
PUB ALLEY

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MH/LRE	*	16X75	1216			1995AV	0			0
2 P	*MH EFP	12X18	216			1995AV	0			0
3 Garage		24X24	576			1996AV	13820	.60		4810
4 PATIO	*NV	8X10	80			1995AV	0			0

Neighborhood:
Code:
Dwl/Gar/NC%

acres/ frontage	effective frontage	depth	actual depth factor	effective rate	extended value	true value
front lot	75.00	100	81	70	57	4280

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460102.0000-v082020R