

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460110.0000
C37

RES
2025

sale

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

2022 CHENIER MARY E	2015-12-22
2023 CHENIER MARY E	2015-12-22
2024 CHENIER MARY E	2015-12-22
2025 CHENIER MARY E	2015-12-22
211 WEST	1QC
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	5690	7510	7510	7510	7510
Land100%	38800	34690	34690	34690	34680
Bldg100%	44490t	42200t	42200t	42200t	42190t
Totl100%					
Cauv100%					

2026 JOHNSON DAMEN M	2025-07-07
211 WEST	1QC
MCGUFFEY OH 45859	

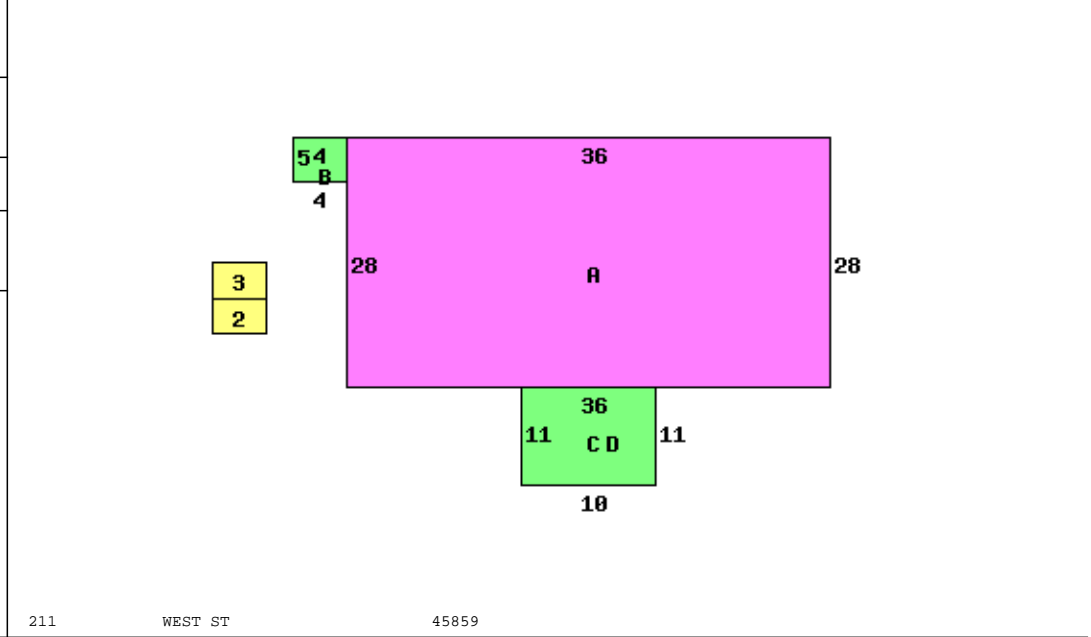
Tax Value:					
Land 35%	1990	2630	2630	2630	2630
Bldg 35%	13580	12140	12140	12140	12140
Totl 35%	15570t	14770t	14770t	14770t	14770t
Hmstd35%	14910	13950	13950	13950	
Owner Oc	15.98	12.42	11.82	11.82	hmstd 2630 l 11320 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	274.06	207.90	179.08	166.26	
Sp-Asmnt	68.70	66.38	81.40	81.40	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1008		b	PORCH
	OPF	P		20	600	c	PORCH
	DK	P		110	1650	d	PORCH
	CAN	P		110	880		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
303	1	2025-07-07	JOHNSON DAMEN M	1QC *	0	7510	34690
503	1	2015-12-22	CHENIER MARY E	1QC *	0	8170	29230
432	1	2009-10-05	JOHNSON DAVID N	1FD *	22000	8570	32370
1080	1	1995-10-31	MEKOLITES JOHN B	1WD	22000	6400	22910

Year	Land	Bldg	Total	Net Tax
2021	1990	13580	15570	289.30
2020	1990	13580	15570	293.20

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1008 101460
Shingle	Subtotal 101460
B 1 2 U A	Roof GABLE
Plaster/Drywall	X
Floor/Pine	X
Floor/Carpet	X
Number of Rooms	5
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1
Extra Features	3130
Total Value	104590
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		20X22	440	C	1964AV	10560	.65	3220
3 Garage		16X20	320	C	1964AV	7680	.65	2340
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		95.00	200	113	70	79	7510	7510