

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470011.0000
B82

RES
2025

sale

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

2022 CONLEY LLOYD E & DEBR	1990-08-01
2023 CONLEY LLOYD E & DEBR	1990-08-01
2024 CONLEY LLOYD E & DEBR	1990-08-01
2025 CONLEY LLOYD E & DEBRA	1990-08-01 ORIG 11-12
105 E SOUTH	LUN
MCGUFFEY OH 45859	\$21,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3430	4570	4570	4570	4560
Bldg100%	32770	42000	42000	42000	41990
Totl100%	36200t	46570t	46570t	46570t	46550t
Cauvl00%					
Tax Value:					
Land 35%	1200	1600	1600	1600	1600
Bldg 35%	11470	14700	14700	14700	14700
Totl 35%	12670t	16300t	16300t	16300t	16290t
Hmstd35%					
Owner Oc	13.58	14.52	13.82	13.82	
Hmstd RB			351.74	363.80	
Net Tax	507.84	603.04	233.26	220.38	
Sp-Asmnt	63.44	73.98	87.77	87.77	

2026 CONLEY DEBRA C ETAL	2025-07-22
105 E SOUTH	1QC
MCGUFFEY OH 45859	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
2	F/C	M		504		a *MAIN
1	F/C	A		350		b ADDTN
1	F/C	A		196		c ADDTN

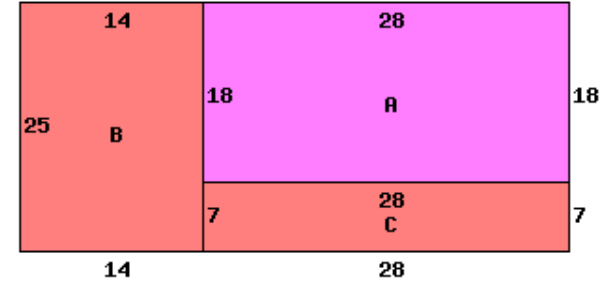
#: 12, L/W
304700120000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
325	1	2025-07-22	CONLEY DEBRA C ETAL	1QC *	0	4570	42000
278	1	2025-06-25	CONLEY DEBRA C	1AF *	0	4570	42000
616	1	1990-08-01		LUN *	21000	0	27200

Year	Land	Bldg	Total	Net Tax
2021	1200	11470	12670	536.12
2020	1200	11470	12670	543.32

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

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105 E SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1050 105680
Full Upper	FRAME	504 42780
Subtotal		148460
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning 2700
Floor/Carpet	X X	Extra Features 2010
Floor/Tile-Lino	X X	Total Value 153170
Number of Rooms	3 2	
Bedrooms	1 2	PUB ALLEY
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Central A/C	A	Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		24X28	672	C-	OLD/FR	137850	.65	.10
				C	1965FR	16130	.70	
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		80.00	100	81	70	57	4560	4560