

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480009.0000
B47

RES
2025

sale

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

2022 WATTS DRUCILLA LE ALI	2016-12-06
2023 WATTS DRUCILLA LE ALI	2016-12-06
2024 TMW FAMILY HOLDINGS L	2023-07-25
2025 TMW FAMILY HOLDINGS LLC	2023-07-25 MC GUFFEYS 1ST 10
107 MAIN	1QC
MCGUFFEY OH 45859	\$0

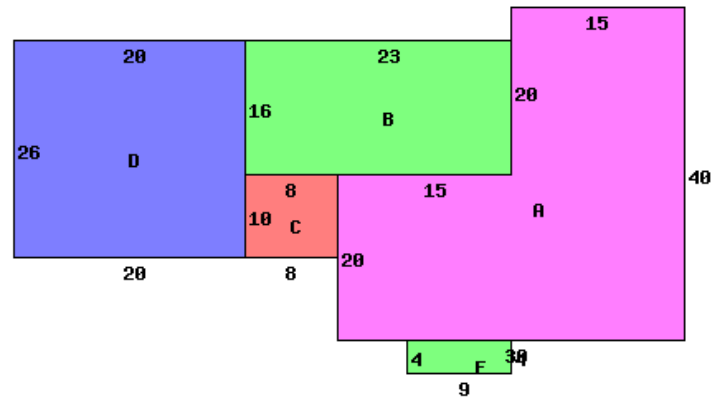
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2630	3510	3510	3510	3510	3500
Bldg100%	46690	61370	61370	61370	61370	61360
Totl100%	49310t	64890t	64890t	64890t	64890t	64860t
Cauv100%						
Tax Value:						
Land 35%	920	1230	1230	1230	1230	1230
Bldg 35%	16340	21480	21480	21480	21480	21480
Totl 35%	17260t	22710t	22710t	22710t	22710t	22700t
Hmstd35%						
Owner Oc	18.50	20.24	19.24	19.24	19.24	hmstd 1230 l 21480 b
Hmstd RB	350.72	339.26	351.74	363.80	363.80	
Net Tax	341.10	500.92	463.34	450.12	450.12	
Sp-Asmnt	73.91	89.71	110.47	110.47		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		900			
	PAT	P		368	1100	b	PORCH
1	F/C	A		80		c	ADDTN
	F2	G		520	12480	d	GRAGE
	OFF	P		36	1080	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
285	1	2023-07-25	TMW FAMILY HOLDINGS LLC L	1QC *	0	2630	46690
284	2	2023-07-25	FOX BRENDA SUE & WATTS DR	2AF *	0	2630	46690
476	1	2016-12-06	WATTS DRUCILLA LE ALINE R	1WD *	0	3800	34970
470	2	2005-12-01	ROWE ALINE	2CT *	0	2800	36940

Year	Land	Bldg	Total	Net Tax
2021	920	16340	17260	360.06
2020	920	16340	17260	364.92

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



107 MAIN ST 45859

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value		
Floor Level	Main	FRAME	980	102880	
Shingle	Roof	GABLE		102880	
Plaster/Drywall	X		Garages and Carports	12480	
Panelled Wall	X		Extra Features	2180	
Floor/Carpet	X		Total Value	117540	
Number of Rooms	4				
Bedrooms	2		PUB ALLEY		
Central Heat	A		Neighborhood:		
FORCED AIR			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	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		980		C	1888GD	.40		61360
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
		50.00	150	100	70	70	3500	3500