

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480009.0000
B47

RES
2025

sale

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
107	MAIN	MC GUFFEYS 1ST 10
		1QC
	MCGUFFEY OH 45859	\$0

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	2025
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3510
Bldg100%	46690	61370	61370	61370	61370
Totl100%	49310t	64890t	64890t	64890t	64890t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	16340	21480	21480	21480	21480
Totl 35%	17260t	22710t	22710t	22710t	22710t
Hmstd35%					
Owner 0c	18.50	20.24	19.24	19.24	19.24
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	

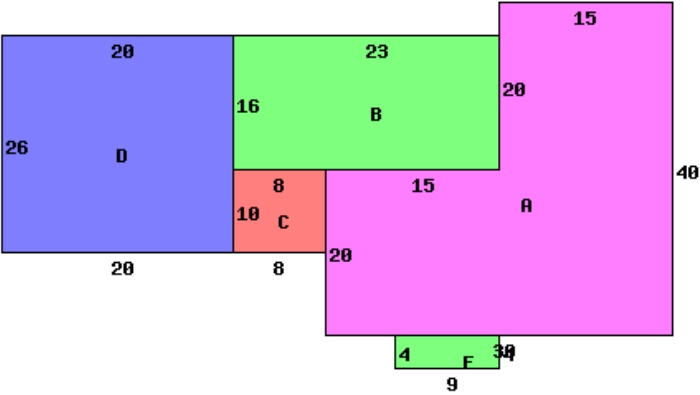
CAMA
510
4050
74050
78100t

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE
1	F/C	M		900	
	PAT	P		368	1100
1	F/C	A		80	
	F2	G		520	12480
	0FP	P		36	1080

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
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

p r o j e c t	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	980 102880
Shingle	102880
Plaster/Drywall	X
Panelled Wall	X
Floor/Carpet	X
Number of Rooms	4
Bedrooms	2
Central Heat	A
FORCED AIR	
Plumbing	
Standard	1

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	980	Rate	C	Cond	Value	Dpr	Dpr	Value
						1888GD	117540	.40		74050
front lot	acres/	effective	depth	depth	actual	effective	extended	true		
	frontage	frontage	150	factor	rate	rate	value	value		
		50.00			81	81	4050	4050		