MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480009.0000 RES
B47 2026

sale

2023	WATTS DRUCILLA LE ALI	2016-12-06
2024	TMW FAMILY HOLDINGS L	2023-07-25
2025	TMW FAMILY HOLDINGS L	2023-07-25
2026	TMW FAMILY HOLDINGS LLC	2023-07-25 MC GUFFEYS 1ST 10
	107 MAIN	1QC
		$0
	MCGUFFEY OH 45859	

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

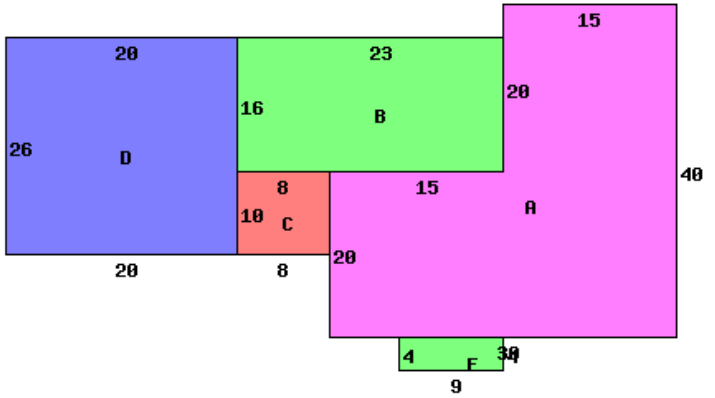
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	61370	61370	61370	61370		61370	74060	74050
Totl100%	64890t	64890t	64890t	64890t		64890t	78110t	78100t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	21480	21480	21480	21480		21480	25920	25920
Totl 35%	22710t	22710t	22710t	22710t		22710t	27340t	27340t
Hmstd35%				22710		22710	22710	
Owner Oc	20.24	19.24	19.24	19.24	19.24	hmstd 1230 l	21480 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	500.92	463.34	450.12	450.12	450.12			
Sp-Asmnt	89.71	110.47	110.47	110.47				

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

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
2022	920	16340	17260	341.10
2021	920	16340	17260	360.06

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	980	102880
	Subtotal			102880
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.0500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		980		C	1888GD	117540	.40		74050

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	150	100	81	81	4050	4050

Call Back: Sign: PSN Date: 2015-05-01 Lister:

30-480009.0000-v082020R