

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-480029.0000  
A37

RES  
2025

sale

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

2022 CONLEY CLAUDE & LAVER	1998-05-01
2023 CONLEY CLAUDE & LAVER	1998-05-01
2024 CONLEY CLAUDE & LAVER	1998-05-01
2025 CONLEY CLAUDE & LAVERN	1998-05-01 MCGUFFEYS 1ST 30
505 ELM	2SD
MCGUFFEY OH 45859	\$30,000

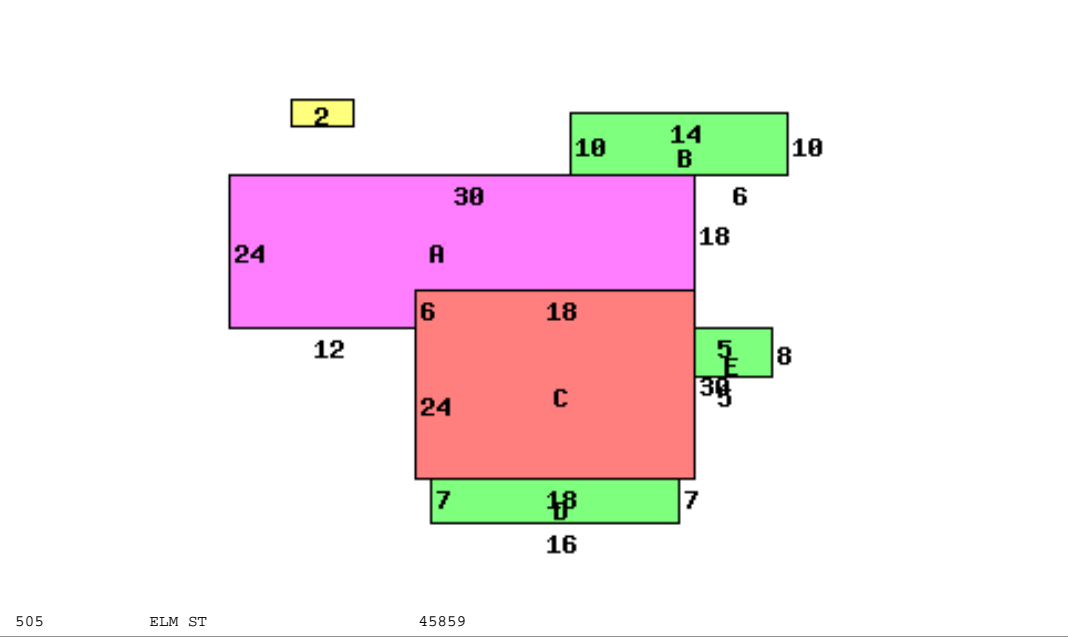
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	47110	57140	57140	57140	57140
Totl100%	49740t	60660t	60660t	60660t	60640t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	16490	20000	20000	20000	20000
Totl 35%	17410t	21230t	21230t	21230t	21220t
Hmstd35%	17090	20840	20840	20840	
Owner Oc	18.32	18.56	17.66	17.66	hmstd 1230 l 19610 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	347.44	446.50	410.56	397.40	
Sp-Asmnt	74.42	85.50	105.24	105.24	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		612			
	PAT	P		140	420	b	PORCH
1Q	F/C	A		540		c	ADDTN
	OFF	P		112	3360	d	PORCH
	OFF	P		40	1200	e	PORCH

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
241	2	1998-05-01	CONLEY CLAUDE & LAVERN	2SD	30000	3260	19170

Year	Land	Bldg	Total	Net Tax
2021	920	16490	17410	366.74
2020	920	16490	17410	371.72

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			



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level		
Main	FRAME	1152 102060
Qtr Story	FRAME	540 9240
Subtotal		111300
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Panelled Wall	X	
Floor/Pine	X	X
Floor/Carpet	X	X
Number of Rooms	4	2
Bedrooms		2
Central Heat	A	
HOT WATER		
Central A/C	A	
Plumbing		
Standard	1	
Air Conditioning		2970
Extra Features		4980
Total Value		119250
PUB ALLEY		
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Shed		16X18	288	C-	OLD/GD	107330	.40	56030
				D	OLD/GD	2770	.60	1110
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		50.00	150	100	70	3500	3500	

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480029.0000-v082020R