MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480029.0000 RES
A37 2026

sale

2023 CONLEY CLAUDE & LAVER	1998-05-01	
2024 CONLEY CLAUDE & LAVER	1998-05-01	
2025 CONLEY CLAUDE & LAVER	1998-05-01	
2026 CONLEY CLAUDE & LAVERN	1998-05-01	MCGUFFEYS 1ST 30
505 ELM	2SD	
	$30,000	
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%	57140	57140	57140	57140		57140	68740	68730
Totl100%	60660t	60660t	60660t	60660t		60660t	72800t	72780t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	20000	20000	20000	20000		20000	24060	24060
Totl 35%	21230t	21230t	21230t	21230t		21230t	25480t	25470t
Hmstd35%	20840	20840	20840	20840		20840	25090	
Owner Oc	18.56	17.66	17.66	17.66	17.66	hmstd 1230 l	19610 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	446.50	410.56	397.40	397.40	397.40			
Sp-Asmnt	85.50	105.24	105.24	105.24				

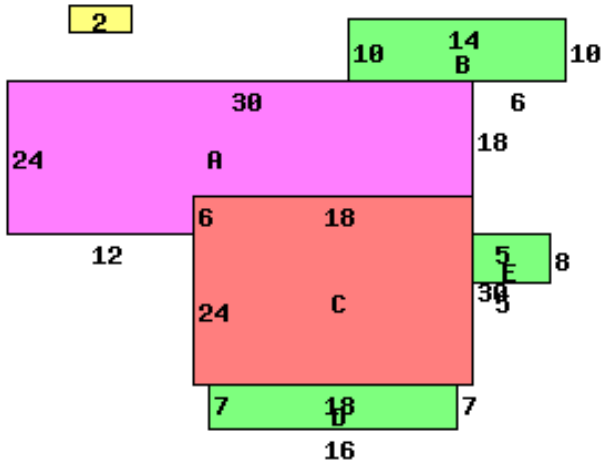
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		612		a	*MAIN
	PAT	P		140	420	b	PORCH
1Q	F/C	A		540		c	ADDTN
	OFP	P		112	3360	d	PORCH
	OFP	P		40	1200	e	PORCH

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
2022	920	16490	17410	347.44
2021	920	16490	17410	366.74

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			



505 ELM ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1152	102060
	Qtr Story	FRAME	540	9240
	Subtotal			111300
Shingle	Roof	GABLE		

	B	1	2	U	A
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%	1.0500

	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		1152		C-	OLD/GD	107330	.40		67620
2	Shed		16X18	288		D	OLD/GD	2770	.60		1110

	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: 2015-05-08 Lister: 30-480029.0000-v082020R