

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480030.0000
A49

RES
2025

sale

2022 JOSEPH CLAUDE & JEWEL	2002-02-14	
2023 JOSEPH CLAUDE & JEWEL	2002-02-14	
2024 JOSEPH CLAUDE & JEWEL	2002-02-14	
2025 JOSEPH CLAUDE & JEWEL	2002-02-14	MC GUFFEYS 1ST W 2/3 31-3
304 MAIN ST	1WD	3
MCGUFFEY OH 45859	\$10,000	

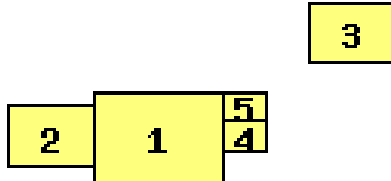
Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	570	570	570	570	570
Acres					
Land100%	5260	7000	7000	7000	7000
Bldg100%	3460	4710	4710	4710	4190
Totl100%	8710t	11710t	11710t	11710t	11190t
Cauv100%					
Tax Value:					
Land 35%	1840	2450	2450	2450	2450
Bldg 35%	1210	1650	1650	1650	1470
Totl 35%	3050t	4100t	4100t	4100t	3920t
Hmstd35%	2800	3950	3950	3770	
Owner Oc	3.00	3.52	3.34	3.20	hmstd 2450 l 1320 b
Hmstd RB					
Net Tax	122.52	151.82	147.28	147.22	
Sp-Asmnt	13.24	16.28	26.53	26.53	

MOBILE HOME ACCT: 30-0015 TITLE: 33-0238745 1975 ATLANTIC

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
74	1	2002-02-14	JOSEPH CLAUDE & JEWEL	1WD	10000	5110	3000
567	4	2001-11-07	CONLEY LARENCE ETAL	4FD	1400	5110	3000
480	4	2001-11-07	CONLEY LARENCE ETAL	4AF *	0	5110	3000
165	4	2001-04-11	CONLEY LARENCE ETAL	4AF *	0	5110	3000
222	4	2000-06-01	CONLEY LARENCE ETAL	4AF *	0	5110	3000
45	5	1999-02-03	CONLEY CLARK DAE	5CT *	0	4200	0

Year	Land	Bldg	Total	Net Tax
2021	1840	1210	3050	129.32
2020	1840	1210	3050	131.08

project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
910 COTTONWOOD CONSERVANCY			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025



304 MAIN ST 45859

PUB ALLEY

Neighborhood: 3000
Code: 3000
Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 MH/STAMP	* 0	14X65	924			1975AV	0			0
2 P	DK	6X10	60		D	1980AV	720	.65		250
3 Shed	*NV		0			OLD/	0			0
4 Garage		15X20	300		D	2013AV	5760	.30		3510
5 MH Additio		8X16	128		D	1975AV	1230	.65		430

front lot	acres/ frontage	effective depth	depth factor	actual rate	effective rate	extended value	true value
	100.00	150	100	70	70	7000	7000

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480030.0000-v082020R