

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480038.0000
A57

RES
2025

sale

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

2022 THOMPSON RONNIE D	2021-01-14
2023 THOMPSON RONNIE D	2021-01-14
2024 THOMPSON RONNIE D	2021-01-14
2025 THOMPSON RONNIE D	2021-01-14 MC GUFFEYS 1ST 40
501 EAST ST	1QC SEE 30-480038.01 FOR REST
MCGUFFEY OH 45859	\$3,500 OF SPECIAL ASSESSMENTS

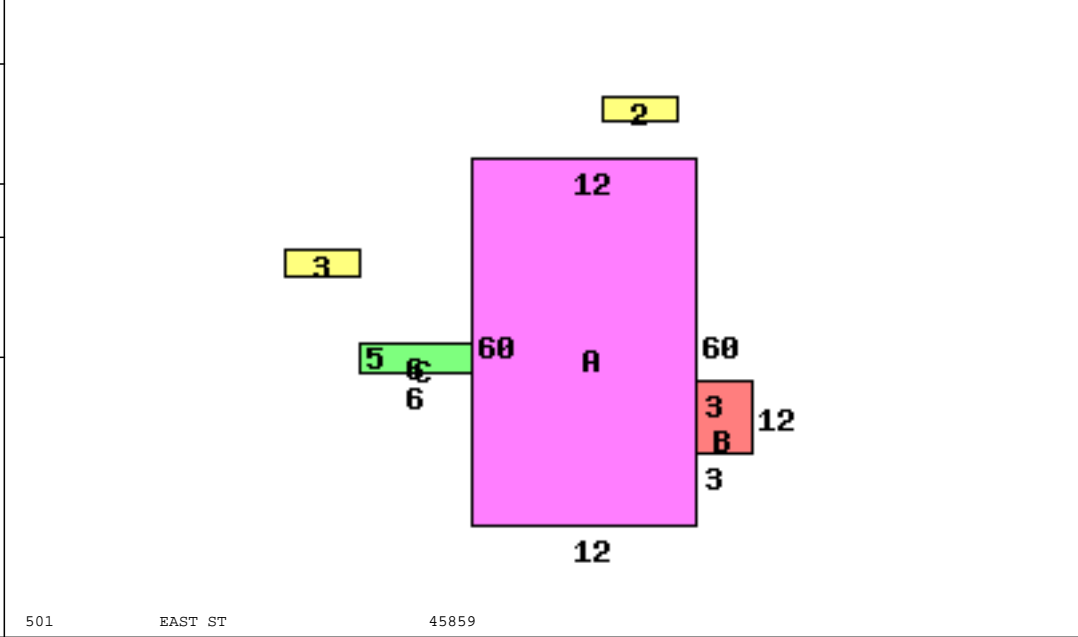
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	2630	3510	3510	3510	3500
Bldg100%	7400	26660	26660	26660	26650
Totl100%	10030t	30170t	30170t	30170t	30150t
Cauv100%					
Tax Value:					
Land 35%	920	1230	1230	1230	1230
Bldg 35%	2590	9330	9330	9330	9330
Totl 35%	3510t	10560t	10560t	10560t	10550t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	144.44	400.08	387.96	387.42	
Sp-Asmnt	32.57	53.01	837.74	513.28	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		720			
1	F/C	A		36	450	b	ADDN
	DK	P		30		c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
14	1	2021-01-14	THOMPSON RONNIE D	1QC	3500	2630	7400
307	3	2017-06-29	YATES BOBBY & DINAH	3SD	10000	3800	7370
396	4	2005-06-22	PAYNE RAY & CHRISTINE	4WD	27000	2740	12000
401	5	2003-08-29	STONE ELWOOD & SANDRA S	5SD *	0	2740	12290
235	4	2001-06-05	STONE ELWOOD	4QC *	0	2770	11630
331	3	1998-07-31	STONE ELWOOD & ANTOINETT	3SD *	0	2290	9860
389	1	1997-07-03	SCHEER ESTHER R	1WD	15000	2290	9860

Year	Land	Bldg	Total	Net Tax
2021	920	2590	3510	152.50
2020	920	2590	3510	154.56

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
552 DELQ WATER MCGUFFEY CORP				XA/2025
625 DELQ SEWER - MCGUFFEY				XA/2025
591 VILLAGE OF MCGUFFY TRASH				XA/2025



Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	756 92380
	Subtotal		92380
Metal	Roof	FLAT	
Panelled Wall	X	Extra Features	450
Floor/Carpet	X	Total Value	92830
Number of Rooms	4		
Bedrooms	2	PUB ALLEY	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 MH/REAL	1 F/C	12X60	756	MHE	1970AV	51060	.40		26650
2 Shed	*NV 0	8X12	96		OLD/FR	0			0
3 P	*NV PATO	10X15	150		1977AV	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	value
	frontage	frontage	factor	rate	rate	rate	value	value	
		50.00	150	100	70	70	3500	3500	