MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480038.0000 RES
A57 2026

sale

2023 THOMPSON RONNIE D	2021-01-14	
2024 THOMPSON RONNIE D	2021-01-14	
2025 THOMPSON RONNIE D	2021-01-14	
2026 THOMPSON RONNIE D	2021-01-14	MC GUFFEYS 1ST 40
501 EAST ST	1QC	SEE 30-480038.01 FOR REST
	$3,500	OF SPECIAL ASSESSMENTS
MCGUFFEY OH 45859		

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

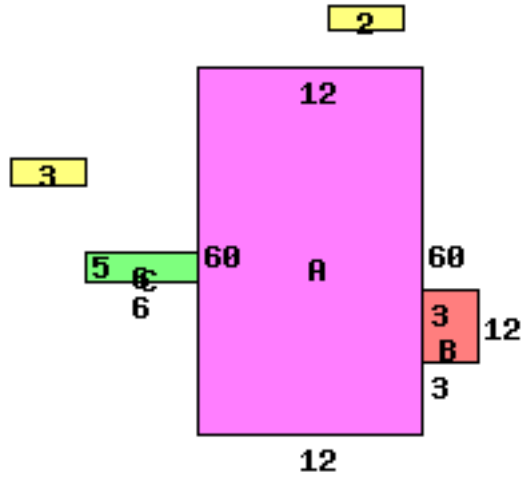
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	3510	3510	3510	3510		3510	4060	4050
Bldg100%	26660	26660	26660	26660		26660	32170	32170
Totl100%	30170t	30170t	30170t	30170t		30170t	36230t	36220t
Cauv100%								
Tax Value:								
Land 35%	1230	1230	1230	1230		1230	1420	1420
Bldg 35%	9330	9330	9330	9330		9330	11260	11260
Totl 35%	10560t	10560t	10560t	10560t		10560t	12680t	12680t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	400.08	387.96	387.42	387.42	387.42			
Sp-Asmnt	53.01	837.74	513.28	513.28				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		720		a	*MAIN
1	F/C	A		36		b	ADDTN
	DK	P		30	450	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
2022	920	2590	3510	144.44
2021	920	2590	3510	152.50

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			



501 EAST ST 45859

Occupancy 4 M/H on Real Estate

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	756	92380
	Subtotal			92380
Metal	Roof	FLAT		

B 1 2 U A

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%	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	MH/REAL	1 F/C	12X60	756		MHE	1970AV	51060	.40		32170
2	Shed	*NV 0	8X12	96			OLD/FR	0			0
3	P	*NV PAT0	10X15	150			1977AV	0			0

	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:

30-480038.0000-v082020R