

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480053.0000
A40

RES
2025

sale

2022 CONLEY CLAUDE & LAVER	2013-10-17
2023 CONLEY CLAUDE & LAVER	2013-10-17
2024 CONLEY CLAUDE & LAVER	2013-10-17
2025 CONLEY CLAUDE & LAVERN	2013-10-17 MC GUFFEYS 2ND 23 PT 24
511 ELM ST	2WD
MCGUFFEY OH 45859	\$11,500

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%				0	
Totl100%	2110t	2800t	2800t	2800t	2800t
Cauvl00%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%					0
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	
Sp-Asmnt	8.24	8.93	15.47	15.47	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
502	2	2013-10-17	CONLEY CLAUDE & LAVERN K	2WD	11500	3570	32570
177	2	2013-04-17	US BANK NATIONAL ASSOCIAT	2SH	12000	3570	32570
648	2	2005-09-27	HAWK MARIE E & CAREY	2WD	56000	2570	22600
104	4	2002-03-04	VANHOOSE TONY	4WD	45000	2540	21370

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

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

511 ELM ST 45859

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

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		40.00	150	100	70	70	2800	2800

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480053.0000-v082020R