

July 22, 2025

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

09:04 PM

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480054.0000
A39

RES
2024

Sale		Eff. Rate: - 47.98 — 45.44 — 41.45 — 40.13 — a/r					
2021 CONLEY CLAUDE & LAVER	2013-10-18	Tax Year	2021	2022	2023	2024	CAMA
2022 CONLEY CLAUDE & LAVER	2013-10-18	Prop Cls	500	500	500	500	500
2023 CONLEY CLAUDE & LAVER	2013-10-18	Acres					
2024 CONLEY CLAUDE & LAVERN	2013-10-18 MC GUFFEYS 2ND 22	Land100%	2110	2110	2800	2800	2800
ELM	2WD	Bldg100%				0	
	\$11,500	Totl100%	2110t	2110t	2800t	2800t	2800t
		Cauv100%					
		Tax Value:					
		Land 35%	740	740	980	980	980
		Bldg 35%					0
		Totl 35%	740t	740t	980t	980t	980t
		Hmstd35%					
		Owner 0c					
		Hmstd RB					
		Net Tax	32.16	30.44	37.12	36.00	
		Sp-Asmnt	4.26	6.24	6.93	15.47	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
502	2	2013-10-18	CONLEY CLAUDE & LAVERN K	2WD	11500	3030	0
177	2	2013-04-17	US BANK NATIONAL ASSOCIAT	2SH	12000	3030	0
648	2	2005-09-27	HAWK MARIE E & CAREY	2WD	56000	2570	0
104	4	2002-03-04	VANHOOSE TONY	4WD	45000	2540	0
Year	Land	Bldg	Total	Net Tax			
2020	740	0	740	32.58			
2019	700	0	700	28.46			
p r o j e c t					ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024			
910	COTTONWOOD CONSERVANCY			XA/2024			
514	*MCGUFFEY LIGHTS			XV/2024			

		ELM ST	
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PUB ALLEY											
Neighborhood:			acres/	effective	depth	depth	actual	effective	extended	true	
Code:	3000		frontage	frontage	150	factor	rate	rate	value	value	
Dwl/Gar/NC%	.8700	front lot		40.00		100	70	70	2800	2800	
		Call Back:	Sign: PSN		Date: 2015-05-08		Lister:		30-480054.0000-v082020R		