

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480054.0000
A39

RES
2025

sale

| | |
|------------------------------------|---|
| 2022 CONLEY CLAUDE & LAVER | 2013-10-18 |
| 2023 CONLEY CLAUDE & LAVER | 2013-10-18 |
| 2024 CONLEY CLAUDE & LAVER | 2013-10-18 |
| 2025 CONLEY CLAUDE & LAVERN ELM | 2013-10-18 MC GUFFEYS 2ND 22 2WD \$11,500 |

| | | | | | |
|------------|-------|-------|-------|-------|-------------|
| Eff Rate:- | 45.44 | 41.45 | 40.13 | 40.08 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA 500 |
| Prop Cls | 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 | 6.24 | 6.93 | 15.47 | 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 |
|------|------|------|-------|---------|
| 2021 | 740 | 0 | 740 | 32.16 |
| 2020 | 740 | 0 | 740 | 32.58 |

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

ELM ST

PUB ALLEY

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

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