

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480076.0000
A16

RES
2025

sale

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

2022 BENJI LLC	2021-04-13	
2023 BENJI LLC	2021-04-13	
2024 BENJI LLC	2021-04-13	
2025 BENJI LLC	2021-04-13	
100 MAIN ST	2021-04-13 MC GUFFEYS 1ST W 1/2 8	
	3WD	
MCGUFFEY OH 45859	\$25,050	

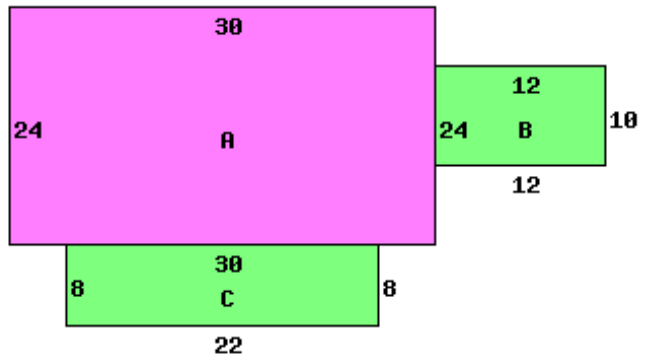
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	570	540	540	540	550
Bldg100%	37140	45970	45970	45970	45980
Totl100%	37710t	46510t	46510t	46510t	46530t
Cauvl00%					
Tax Value:					
Land 35%	200	190	190	190	190
Bldg 35%	13000	16090	16090	16090	16090
Totl 35%	13200t	16280t	16280t	16280t	16290t
Hmstd35%					
Owner Oc	14.14	14.50	13.80	13.80	
Hmstd RB					
Net Tax	529.08	602.30	584.30	583.48	
Sp-Asmnt	61.67	70.61	87.69	87.69	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F	M		720		a	*MAIN
	EFP	P		120	4800	b	PORCH
	EFP	P		176	7040	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
135	3	2021-04-13	BENJI LLC	3WD	25050	570	37140
363	3	2014-07-11	CLAY HARRY	3CT *	0	770	17510

Year	Land	Bldg	Total	Net Tax
2021	200	13000	13200	188.26
2020	200	13000	13200	190.82

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



100 MAIN ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1		Sq-Ft Value
Floor Level	Main	FRAME 720 90500
	Subtotal	90500
Shingle	Roof	HIP
Plaster/Drywall	X	Air Conditioning 1290
Panelled Wall	X	Extra Features 11840
Floor/Carpet	X	Total Value 103630
Number of Rooms	4	
Bedrooms	2	PUB ALLEY
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3000
Central A/C	A	Dwl/Gar/NC% .8700
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 CB	FtxFt	Area	Rate	Cond	Value	Dpr	Dpr	Value
		720	720		D+	1950GD	.40		45980
	acres/	effective	depth	depth	actual	effective	extended	true	
rear lot	frontage	frontage	depth	factor	rate	rate	value	value	
		42.00	48	52	25	13	550	550	