MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480080.0000 RES
B49 2026

sale

2023	BERRY LISA R & DONALD	2001-09-05
2024	BERRY LISA R & DONALD	2001-09-05
2025	BERRY LISA R & DONALD	2001-09-05
2026	BERRY LISA R & DONALD D	2001-09-05 MC GUFFEYS 1ST NW PTS 11-
	102 SOUTH ST	1WD 12 SEE 30-480080.0100 FOR
		$0 REST OF SPECIAL ASSESSMEN
	MCGUFFEY OH 45859	

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

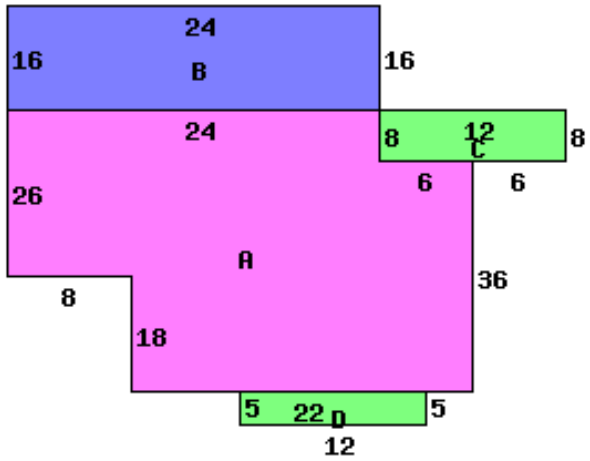
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2030	2030	2030	2030		2030	2370	2360
Bldg100%	3400	3400	3400	3400		3400	4090	4090
Totl100%	5430t	5430t	5430t	5430t		5430t	6460t	6450t
Cauv100%								
Tax Value:								
Land 35%	710	710	710	710		710	830	830
Bldg 35%	1190	1190	1190	1190		1190	1430	1430
Totl 35%	1900t	1900t	1900t	1900t		1900t	2260t	2260t
Hmstd35%								
Owner Oc	1.70	1.62	1.62	1.62	1.62			
Hmstd RB								
Net Tax	70.28	68.18	68.08	68.08	68.08			
Sp-Asmnt	28.22	546.19	586.04	586.04				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1128		a	*MAIN
	F2	G		384	9220	b	GRAGE
	STP	P		96	380	c	PORCH
	OFP	P		60	1800	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
403	1	2001-09-05	BERRY LISA R & DONALD D	1WD *	0	1600	18140
341	1	2000-08-08	PURVIS LISA	1QC *	0	1600	18140
974	1	1994-10-21	PURVIS JAMES W & LISA R	1WD *	15000	0	15510

Year	Land	Bldg	Total	Net Tax
2022	540	5950	6490	260.12
2021	540	5950	6490	274.62

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		



102 SOUTH ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1128	104100
	Subtotal			104100
Shingle	Roof	HIP		

B 1 2 U A

Panelled Wall	X	Garages and Carports	9220
Floor/Pine	X	Extra Features	2180
Floor/Carpet	X	Total Value	115500
Number of Rooms	7		
Bedrooms	3	PUB SIDEWALK	
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	DWELLING	1 F/C		1128		C-	OLD/VP	103950	.85	.75	4090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	80	73	81	59	2360	2360

Call Back: Sign: PSN Date: 2015-05-01 Lister:

30-480080.0000-v082020R