

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490012.0000  
C130

RES  
2025

sale

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

2022	JOHNS PEGGY L & ROSE	2009-06-30
2023	JOHNS PEGGY L & ROSE	2009-06-30
2024	JOHNS PEGGY L & ROSE	2009-06-30
2025	HASTINGS BRIAN 104 WEST	2024-08-09 BEAMANS 20 4EX
MCGUFFEY OH 45859		\$60,000

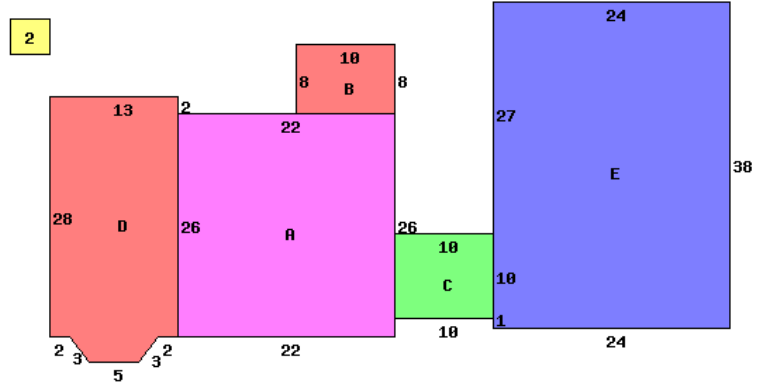
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3060	4060	4060	4060	4050
Land100%	59540	62970	62970	62970	62980
Bldg100%	62600t	67030t	67030t	67030t	67030t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1070	1420	1420	1420	1420
Bldg 35%	20840	22040	22040	22040	22040
Totl 35%	21910t	23460t	23460t	23460t	23460t
Hmstd35%	21800	23360	23360	23360	23360
Owner Oc	23.36	20.82	19.80	19.80	hmstd 1420 1 21940 b
Hmstd RB	350.72	339.26	351.74		
Net Tax	527.58	528.74	490.34	840.90	
Sp-Asmnt	87.65	92.15	111.62	111.62	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 +	F/C	M		572			
1	F/C	A		80		b	ADDTN
1T	EBW	P		100	4000	c	PORCH
	F/C	A		385		d	ADDTN
	F	G		912	21890	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
332	4	2024-08-09	HASTINGS BRIAN	4EX *	60000	4060	62970
262	4	2009-06-30	JOHNS PEGGY L & ROSE	4FD *	53000	4570	40030
211	4	2003-04-30	CONLEY SADA	4AF *		3910	32770
97	4	2001-03-09	CONLEY MERIT & SADA	4SD *	0	3910	31230

Year	Land	Bldg	Total	Net Tax
2021	1070	20840	21910	556.94
2020	1070	20840	21910	564.44

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



104 WEST ST 45859

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1T	Sq-Ft Value
Floor Level	Main	FRAME 1037 104370
	Part Upper	FRAME 385 26140
	Qtr Story	FRAME 572 2390
	Subtotal	132900
Shingle	Roof	GABLE
Panelled Wall	X	X Heating -510
Floor/Carpet	X	X Air Conditioning 1820
Number of Rooms	6	2 Garages and Carports 21890
Bedrooms	1	2 Extra Features 4000
		Total Value 160100
Central Heat	X	
FORCED AIR		PUB ALLEY
Central A/C	X	
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	12X20	1422	C	OLD/AV	160100	.55	Dpr	Value
2 Shed	*SV 0	192			OLD/FR	300		Dpr	300
front lot	acres/	effective	depth	actual	effective	extended	true		
	frontage	frontage	depth	factor	rate	value	value		
	50.00	221	115	70	81	4050	4050		

Panelled Wall	X	X	Heating	-510
Floor/Carpet	X	X	Air Conditioning	1820
Number of Rooms	6	2	Garages and Carports	21890
Bedrooms	1	2	Extra Features	4000
			Total Value	160100
Central Heat	X			
FORCED AIR			PUB ALLEY	
Central A/C	X			
Plumbing			Neighborhood:	
Standard	1		Code:	3000
			Dwl/Gar/NC%	.8700