

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490014.0000
C128

RES
2025

sale

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

2022 CONLEY MERIT M	2015-07-13
2023 CONLEY MERIT M	2015-07-13
2024 CONLEY MERIT M	2015-07-13
2025 CONLEY MERIT M	2015-07-13 BEAMANS 18
108 WEST ST	3QC SEE 30-490014.01 FOR REST
MCGUFFEY OH 45859	\$0 OF SPECIAL ASSESSMENTS

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3060	4060	4060	4060	4050
Land100%	47770	57970	57970	57970	57980
Bldg100%	50830t	62030t	62030t	62030t	62030t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1070	1420	1420	1420	1420
Bldg 35%	16720	20290	20290	20290	20290
Totl 35%	17790t	21710t	21710t	21710t	21710t
Hmstd35%					
Owner Oc					
Hmstd RB	732.12	822.52	797.58	796.46	
Net Tax					
Sp-Asmnt	75.33	86.69	105.54	945.60	

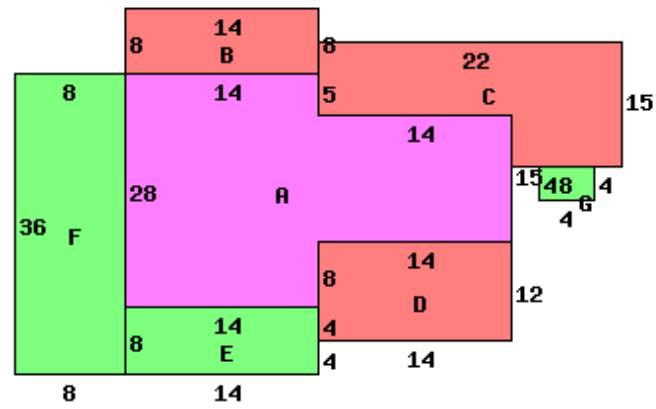
2027 QUEST FEDERAL CREDIT UN	2026-04-01
108 WEST ST	3SH
MCGUFFEY OH 45859	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		602			ADDTN
1	F/C	A		112			ADDTN
1	F/C	A		246			ADDTN
1	F/C	A		168			ADDTN
	OFF	P		112	3360		PORCH
	OFF	P		288	8640		PORCH
	STP	P		16	60		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
103	3	2026-04-01	QUEST FEDERAL CREDIT UNIO	3SH	73333	4060	57970
277	3	2015-07-13	CONLEY MERIT M	3QC *	0	4340	42740
472	3	2000-08-16	CONLEY MERIT M	3WD	35000	3910	26970
684	2	1989-08-11		2WD	32000	0	22910
537	0	1988-07-18		*	32000	0	22910

Year	Land	Bldg	Total	Net Tax
2021	1070	16720	17790	772.90
2020	1070	16720	17790	783.28

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 DELO WATER MCGUFFEY CORP				XA/2025
625 DELO SEWER - MCGUFFEY				XA/2025
591 VILLAGE OF MCGUFFY TRASH				XA/2025



108 WEST ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value
Floor Level	Main	FRAME	1128 104100
	Part Upper	FRAME	602 29840
	Subtotal		133940
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X	X	Plumbing 2100
Panelled Wall	X		Extra Features 12060
Floor/Hardwood	X		Total Value 148100
Floor/Pine		X	
Floor/Carpet	X		PUB ALLEY
Number of Rooms	5	3	
Bedrooms	1	3	Neighborhood:
			Code: 3000
Central Heat	A		Dwl/Gar/NC% .8700
FORCED AIR			
Plumbing			
Standard	1		
Extra 2 Fixture	1		
Extra Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1H F/C	FtxFt	Area	Grade	Cond	Value	Dpr Dpr
		1730		C	OLD/AV	148100	.55 57980
front lot	acres/	effective	depth	depth	actual	effective	extended
	frontage	frontage	factor	factor	rate	rate	value
		50.00	221	115	70	81	4050