MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490014.0000 RES
C128 2026

sale

2023 CONLEY MERIT M	2015-07-13	
2024 CONLEY MERIT M	2015-07-13	
2025 CONLEY MERIT M	2015-07-13	
2026 CONLEY MERIT M	2015-07-13 BEAMANS 18	
108 WEST ST	3QC SEE 30-490014.01 FOR REST	
	$0 OF SPECIAL ASSESSMENTS	
MCGUFFEY OH 45859		

2028 HALL DESTINY S	2026-05-18	
108 WEST ST	3WD	
MCGUFFEY OH 45859		

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

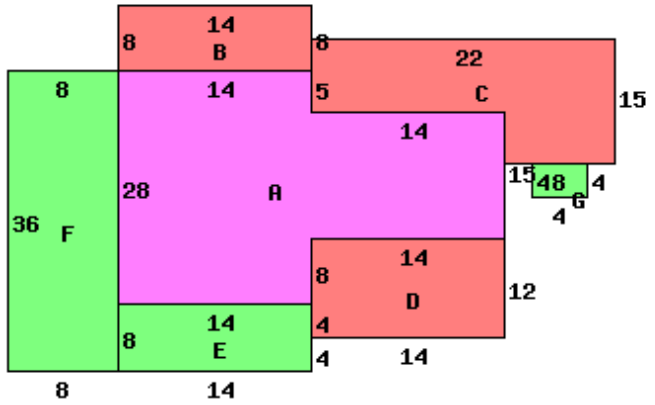
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4060	4060	4060	4060		4060	4660	4650
Bldg100%	57970	57970	57970	57970		57970	69970	69980
Totl100%	62030t	62030t	62030t	62030t		62030t	74630t	74630t
Cauv100%								
Tax Value:								
Land 35%	1420	1420	1420	1420		1420	1630	1630
Bldg 35%	20290	20290	20290	20290		20290	24490	24490
Totl 35%	21710t	21710t	21710t	21710t		21710t	26120t	26120t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	822.52	797.58	796.46	796.46	796.46			
Sp-Asmnt	86.69	105.54	945.60	945.60				

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
161	3	2026-05-18	HALL DESTINY S	3WD		68000	4060	57970
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
2022	1070	16720	17790	732.12
2021	1070	16720	17790	772.90

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			



108 WEST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
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%	1.0500
FORCED AIR				
Plumbing				
Standard	1			
Extra 2 Fixture	1			
Extra Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1730		C	OLD/AV	148100	.55		69980

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	221	115	81	93	4650	4650

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-490014.0000-v082020R