

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500019.0000
C62

RES
2025

sale

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

2022 CONLEY JEFFERY L	1986-12-12
2023 CONLEY JEFFERY L	1986-12-12
2024 CONLEY JEFFERY L	1986-12-12
2025 CONLEY JEFFERY L	1986-12-12
307 HUNSICKER	1986-12-12 MC GUFFEYS HRS 2ND PT 34
MCGUFFEY OH 45859	\$22,800

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	3060	4060	4060	4060	4060
Land100%	61060	74490	74490	74490	74490
Bldg100%	64110t	78540t	78540t	78540t	78550t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1070	1420	1420	1420	1420
Bldg 35%	21370	26070	26070	26070	26070
Totl 35%	22440t	27490t	27490t	27490t	27490t
Hmstd35%					
Owner Oc	24.04	24.48	23.30	23.30	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	548.72	677.76	634.90	621.42	
Sp-Asmnt	93.38	108.02	125.90	125.90	

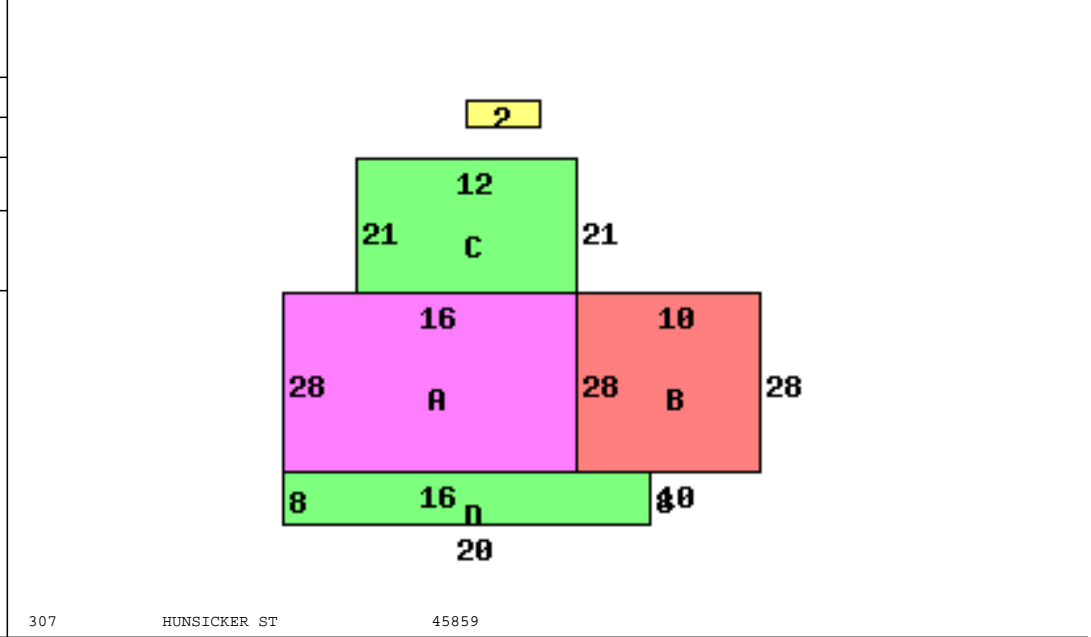
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		448			
1	F/C	A		280			ADDTN
	PAT	P		252	760		PORCH
	OFF	P		160	4800		PORCH

#: 80, L/W
305000800000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
1020	0	1986-12-12		*	22800	0	21200

Year	Land	Bldg	Total	Net Tax
2021	1070	21370	22440	579.22
2020	1070	21370	22440	962.30

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level	Main	FRAME 728 91510
	Full Upper	FRAME 448 40160
	Subtotal	131670
Shingle	Roof	GABLE
Plaster/Drywall	X X	Air Conditioning 2140
Panelled Wall	X X	Extra Features 5560
Floor/Pine	X X	Total Value 139370
Floor/Carpet	X X	
Number of Rooms	3 2	PUB ALLEY
Bedrooms	2	
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	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage	F	36X24	864	C	OLD/GD 125430	.40		65470
				C	2003AV 20740	.50		9020
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		58.00	150	100	70	4060	4060	