MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500040.0000 RES
C70 2026

## sale

| | | |
|---|---|---|
| 2023 CONLEY GARY & MISTY R | 1997-05-30 | |
| 2024 CONLEY GARY & MISTY R | 1997-05-30 | |
| 2025 CONLEY GARY & MISTY R | 1997-05-30 | |
| 2026 CONLEY GARY & MISTY R | 1997-05-30 | MC GUFFEYS HRS 2ND 13 |
| 205 NORTH ST | 2QC | |
| | $0 | |
| MCGUFFEY OH 45859 | | |

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

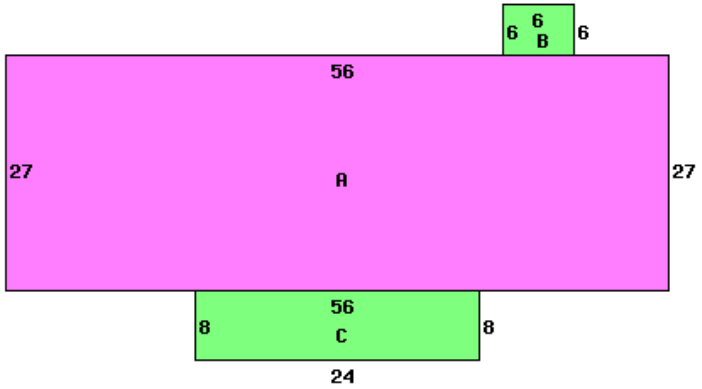
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 3800 | 3800 | 3800 | 3800 | | 3800 | 4400 | 4400 |
| Bldg100% | 78030 | 78030 | 78030 | 78030 | | 78030 | 94170 | 94160 |
| Totl100% | 81830t | 81830t | 81830t | 81830t | | 81830t | 98570t | 98560t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 1330 | 1330 | 1330 | 1330 | | 1330 | 1540 | 1540 |
| Bldg 35% | 27310 | 27310 | 27310 | 27310 | | 27310 | 32960 | 32960 |
| Totl 35% | 28640t | 28640t | 28640t | 28640t | | 28640t | 34500t | 34500t |
| Hmstd35% | | | | 28640 | | 28640 | 28640 | |
| Owner Oc | 25.52 | 24.28 | 24.28 | 24.28 | 24.28 | hmstd 1330 l | 27310 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1059.56 | 1027.90 | 1026.44 | 1026.44 | 1026.44 | | | |
| Sp-Asmnt | 107.48 | 129.65 | 129.65 | 129.65 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1512 | | a | *MAIN |
| | STP | P | | 36 | 140 | b | PORCH |
| | DK | P | | 192 | 2880 | c | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|
| 213 | 2 | 1997-05-30 | CONLEY GARY & MISTY R | 2QC * | 0 | 2490 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 1010 | 24450 | 25460 | 1047.78 |
| 2021 | 1010 | 24450 | 25460 | 1106.12 |

| 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 | | | |




205 NORTH ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1512 | 119420 |
| | Subtotal | | | 119420 |
| Shingle | Roof | GABLE | | |

B 1 2 U A

| | | | |
|---|---|---|---|
| Plaster/Drywall | X | Air Conditioning | 2570 |
| Floor/Carpet | X | Plumbing | 2100 |
| Floor/Tile-Lino | X | Extra Features | 3020 |
| Number of Rooms | 6 | Total Value | 127110 |
| Bedrooms | 3 | | |
| | | PUB PAVED ST/RD | |
| Central Heat | A | Topo: LEVEL | |
| Central A/C | A | Neighborhood: | S |
| Plumbing | | | |
| Standard | 1 | Code: | 3000 |
| Extra 3 Fixture | 1 | Dwl/Gar/NC% | 1.0500 |

| | 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 | | 1512 | | D+ | 1997VG | 108040 | .17 | | 94160 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 50.00 | 182 | 109 | 81 | 88 | 4400 | 4400 |

Call Back: Sign: PSN Date: 2015-06-30 Lister:

30-500040.0000-v082020R