

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500042.0000
C69

RES
2025

sale

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

| | |
|-------------------|-------------------------------------|
| 2022 WALDEN LISA | 2019-04-16 |
| 2023 WALDEN LISA | 2019-04-16 |
| 2024 WALDEN LISA | 2019-04-16 |
| 2025 WALDEN LISA | 2019-04-16 |
| 201 NORTH | 2019-04-16 MC GUFFEYS HRS 2ND 14-15 |
| MCGUFFEY OH 45859 | 1WD |
| | \$26,000 |

| | | | | | |
|------------|--------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 5310 | 7000 | 7000 | 7000 | 7000 |
| Bldg100% | 61340 | 71200 | 71200 | 71200 | 71210 |
| Totl100% | 66660t | 78200t | 78200t | 78200t | 78210t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1860 | 2450 | 2450 | 2450 | 2450 |
| Bldg 35% | 21470 | 24920 | 24920 | 24920 | 24920 |
| Totl 35% | 23330t | 27370t | 27370t | 27370t | 27370t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 960.12 | 1036.96 | 1005.52 | 1004.14 | |
| Sp-Asmnt | 96.18 | 107.90 | 125.23 | 125.23 | |

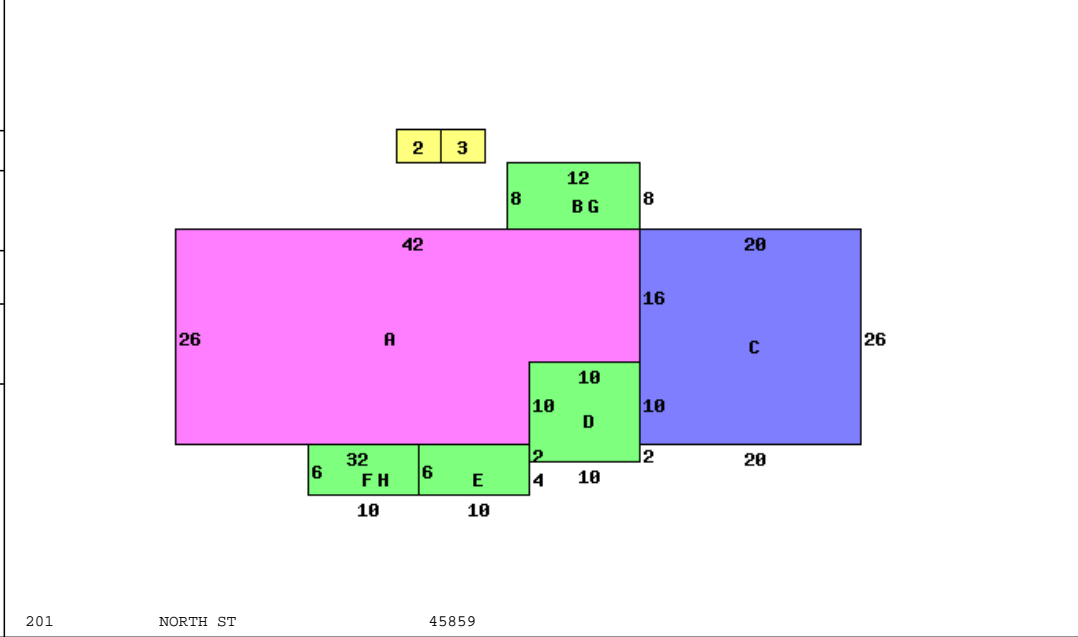
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 1 | F/C | M | | 992 | | b | PORCH |
| | CAN | P | | 96 | 770 | c | GRAGE |
| | FZ | G | | 520 | 12480 | d | PORCH |
| | OPF | P | | 120 | 3600 | e | PORCH |
| | CAN | P | | 60 | 480 | f | PORCH |
| | CAN | P | | 60 | 480 | g | PORCH |
| | PAT | P | | 96 | 290 | h | PORCH |
| | STP | P | | 60 | 240 | | |

#: 41, L/W
305000410000

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 139 | 1 | 2019-04-16 | WALDEN LISA | 1WD * | 26000 | 5060 | 49000 |
| 598 | 1 | 2018-12-11 | JP MORGAN CHASE BANK N A | 1SH * | 32000 | 5060 | 49000 |
| 3 | 1 | 2016-01-05 | CONLEY SHELBY N | 1WD | 60000 | 7660 | 45310 |
| 75 | 1 | 2013-02-22 | CONLEY GARY | 1CT * | 0 | 7660 | 45310 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 1860 | 21470 | 23330 | 1013.58 |
| 2020 | 1860 | 21470 | 23330 | 1027.22 |

| 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 1 | Sq-Ft Value |
| Floor Level | 992 104140 |
| Metal | 104140 |
| Plaster/Drywall | X |
| Panelled Wall | X |
| Floor/Carpet | X |
| Number of Rooms | 5 |
| Bedrooms | 2 |
| Central Heat | A |
| HOT WATER | |
| Central A/C | A |
| Plumbing | |
| Standard | 1 |
| | PUB ALLEY |
| | Neighborhood: |
| | Code: 3000 |
| | Dwl/Gar/NC% .8700 |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|-------|-----------|---------|-----------|----------|-------|
| 1 DWELLING | 1 F/C | 992 | | C- | 1958VG | 111790 | .28 | 70030 |
| 2 Shed | F 0 | 12X16 | 192 | D | 1992AV | 1840 | .65 | 640 |
| 3 P | OPF0 | 4X16 | 64 | D | 1992AV | 1540 | .65 | 540 |
| | acres/ | effective | depth | depth | actual | effective | extended | true |
| front lot | frontage | frontage | depth | factor | rate | rate | value | value |
| rear lot | 2.0000 | 2.00 | 150 | 12 | 25 | 3 | 10 | 10 |

Call Back: Sign: PSN Date: 2015-06-30 Lister: 30-500042.0000-v082020R