

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500061.0000
B61

COM
2025

sale

Eff Rate:- 44.43 — 48.27 — 46.99 — 47.32 — a/r

2022	LAWARRE MICHAEL	2013-03-20		
2023	LAWARRE MICHAEL	2013-03-20		
2024	LAWARRE MICHAEL	2013-03-20		
2025	LAWARRE MICHAEL M & PAT	2024-01-12	MC GUFFEYS HRS 1ST OL 1	
	200 COURTRIGHT ST		1QC .20A	
	MCGUFFEY OH 45859	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	420	420	420	420	420
Acres	.2000	.2000	.2000	.2000	
Land100%	6600	4230	4230	4230	4220
Bldg100%	28510	26600	26600	26600	26610
Totl100%	35110t	30830t	30830t	30830t	30830t
Cauv100%					
Tax Value:					
Land 35%	2310	1480	1480	1480	1480
Bldg 35%	9980	9310	9310	9310	9310
Totl 35%	12290t	10790t	10790t	10790t	10790t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	546.02	520.80	506.98	510.54	
Sp-Asmnt	164.74	160.40	169.98	169.98	

305000620000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
25	1	2024-01-12	LAWARRE MICHAEL M & PATRI	1QC *	0	4230	26600
129	1	2013-03-20	LAWARRE MICHAEL	1WD	40000	6290	65090
6	1	2009-01-06	SPRADLIN RICHARD	1WD *	0	5400	3510
471	1	2000-08-15	VILLAGE OF MCGUFFEY	1SD	27250	5400	9600
856	1	1994-09-15	C & H TRUCKING INC	1WD	12000	0	8400
510	1	1989-06-26		1WD	6000	0	10910
222	1	1989-03-24		1WD	18000	0	10910

Year	Land	Bldg	Total	Net Tax
2021	2310	9980	12290	569.32
2020	2310	9980	12290	577.26

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



200 COURTRIGHT ST 45859

PUB ELECTRIC
PUB GAS
PUB WATER
PRIV SEWER
PUB ALLEY
Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
1 MARKET		40X24	960	19.80	C	1976AV	19010	.65
2 MARKET		30X48	1440	19.80	C	2006AV	28510	.30
front lot	60.0000	effective	depth	actual	effective	extended	true	
		frontage	depth	factor	rate	value	value	
		74.00	100	81	70	57	4220	4220

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-500061.0000-v082020R