

MARION TWP
MCGUFFEY CORP

00290

REAL PROPERTY RECORD

06:10 AM

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500061.0000
B61

COM
2024

Sale			Eff. Rate: 46.32 44.43 48.27 46.99 a/r					
2021	LAWARRE MICHAEL	2013-03-20	Tax Year	2021	2022	2023	2024	CAMA
2022	LAWARRE MICHAEL	2013-03-20	Prop Cls	420	420	420	420	420
2023	LAWARRE MICHAEL	2013-03-20	Acres	.2000	.2000	.2000	.2000	
2024	LAWARRE MICHAEL	2013-03-20	Land100%	6600	6600	4230	4230	4220
	200 COURTRIGHT ST	1WD .20A	Bldg100%	28510	28510	26600	26600	26610
		\$40,000	Totl100%	35110t	35110t	30830t	30830t	30830t
	MCGUFFEY OH 45859		Cauv100%					
			Tax Value:					
			Land 35%	2310	2310	1480	1480	1480
			Bldg 35%	9980	9980	9310	9310	9310
			Totl 35%	12290t	12290t	10790t	10790t	10790t
			Hmstd35%					
2025	LAWARRE MICHAEL M & PAT	2024-01-12	Owner Oc					
	200 COURTRIGHT ST	1QC	Hmstd RB					
			Net Tax	569.32	546.02	520.80	506.98	
	MCGUFFEY OH 45859							
			Sp-Asmnt	160.74	164.74	160.40	169.98	

305000620000								
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg	
25	1	2024-01-12	LAWARRE MICHAEL M & PATRI	10C *	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				
2020	2310	9980	12290	577.26				
2019	2200	9980	12180	579.18				
p r o j e c t					ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024				
910	COTTONWOOD CONSERVANCY			XA/2024				
514	*MCGUFFEY LIGHTS			XV/2024				
500	HARDIN COUNTY LANDFILL			XA/2024				

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		PUB ELECTRIC		Bldg Type		SHB+Cons		DixHt		Unit		Blt/Renov		Replace		Phy		Fnc		True	
		PUB GAS		1 MARKET				FtxFt		Area		Grade		Value		Dpr		Dpr		Value	
		PUB WATER		2 MARKET				40X24		960		19.80		1976AV		19010		.65		6650	
		PRIV SEWER						30X48		1440		19.80		2006AV		28510		.30		19960	
		PUB ALLEY																			
		Neighborhood:		front lot		acres/		effective		depth		actual		effective		extended		true			
		Code:				frontage		frontage		depth		factor		rate		value		value			
		Dwl/Gar/NC%				60.0000		74.00		100		81		70		4220		4220			
						3000															
						.8700															