

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510046.0000
A93

RES
2025

sale

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

2022 COLLEY MENIFEE K	2013-08-09	
2023 COLLEY MENIFEE K	2013-08-09	
2024 COLLEY MENIFEE K	2013-08-09	
2025 COLLEY MENIFEE K	2013-08-09	MC GUFFEYS 3RD 46
707 ELM ST	5QC	
MCGUFFEY OH 45859	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	25860	33200	33200	33200	33190
Totl100%	27970t	36000t	36000t	36000t	35990t
Cauv100%					

2026 VARGAS CID JAZMIN L	2025-05-02	
707 ELM ST	5FD	
MCGUFFEY OH 45859		

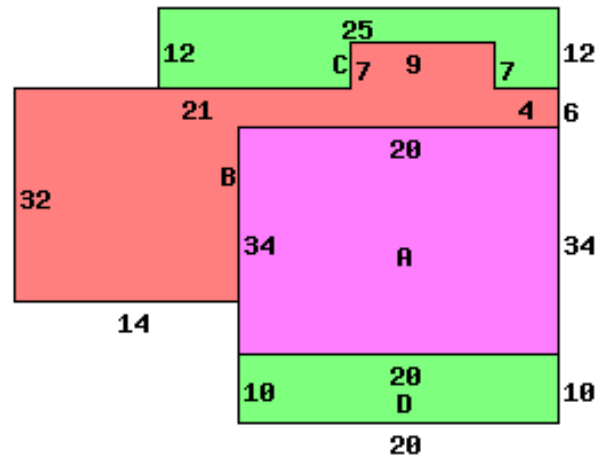
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	9050	11620	11620	11620	11620
Totl 35%	9790t	12600t	12600t	12600t	12600t
Hmstd35%					
Owner Oc	10.50	11.22	10.68	10.68	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	41.68	126.90	100.48	87.78	
Sp-Asmnt	51.46	59.60	74.65	74.65	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 +	F/C	M		680		a	*MAIN
1	F/C	A		631		b	ADDTN
	OFF	P		237	7110	c	PORCH
	OFF	P		200	6000	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
172	5	2025-05-02	VARGAS CID JAZMIN L	5FD	30000	2800	33200
372	5	2013-08-09	COLLEY MENIFEE K	5QC *	0	3030	22310
859	5	1993-09-22	COLLEY MENIFEE K & BENIT	5WD	33500	0	22600
889	1	1989-10-16		1UN *	0	0	23710

Year	Land	Bldg	Total	Net Tax
2021	740	9050	9790	414.26
2020	740	9050	9790	419.82

p r o j e c t		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



707 ELM ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1311	105080
	680	2920
		108000
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X	Extra Features 13110
Panelled Wall	X	Total Value 121110
Unfinished Wall	X	
Floor/Hardwood	X	PUB ALLEY
Floor/Pine	X	
Number of Rooms	4	Neighborhood:
Bedrooms	2	Code: 3000
		Dwl/Gar/NC% .8700
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C	FtxFt	Rate	Grade	Cond	Dpr	Dpr	Value
		1311		C-	OLD/FR	.65		33190
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		40.00	150	100	70	70	2800	2800