

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510049.0000
A77

RES
2025

sale

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

2022	LAWARRE SONJA S	1996-04-02			
2023	LAWARRE SONJA S	1996-04-02			
2024	LAWARRE SONJA S	1996-04-02			
2025	LAWARRE SONJA S	1996-04-02	MC GUFFEYS 3RD 49		
	706 EAST ST	3WD			
	MCGUFFEY OH 45859	\$55,000			

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	64430	73630	73630	73630	73630
Totl100%	66540t	76430t	76430t	76430t	76430t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	22550	25770	25770	25770	25770
Totl 35%	23290t	26750t	26750t	26750t	26750t
Hmstd35%	22000	25140	25140	25140	
Owner Oc	23.58	22.40	21.30	21.30	hmstd 980 l 24160 b
Hmstd RB					
Net Tax	934.90	991.08	961.44	960.08	
Sp-Asmnt	92.09	102.13	124.79	124.79	

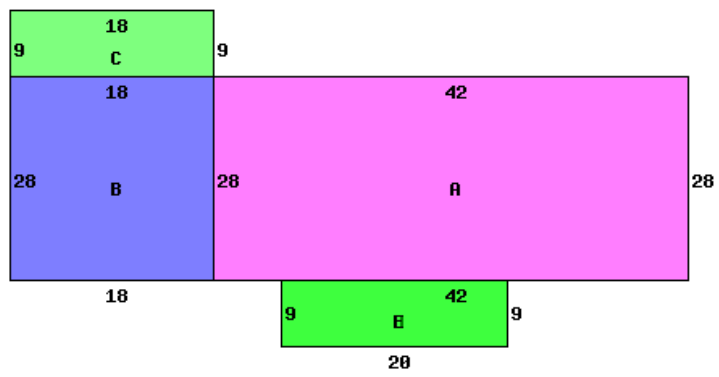
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1176		a *MAIN
	F2	G		504	12100	b GRAGE
	PAT	P		162	490	c PORCH
	CFY	P		180	1440	d PORCH
	STP	P		180	720	e PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
182	3	1996-04-02	LAWARRE SONJA S	3WD	55000	4310	45000

Year	Land	Bldg	Total	Net Tax
2021	740	22550	23290	986.92
2020	740	22550	23290	1000.22

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

2



706 EAST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1176	104180
Metal	Subtotal	104180
	Roof	
Plaster/Drywall	X	Air Conditioning 2090
Floor/Pine	X	Plumbing 1400
Number of Rooms	5	Garages and Carports 12100
Bedrooms	3	Extra Features 2650
		Total Value 122420
Central Heat	A	
FORCED AIR		PUB ALLEY
Central A/C	A	
Plumbing		Neighborhood:
Standard	1	Code: 3000
Extra 2 Fixture	1	Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1176		C- 1985AV	110180	.28		69020
2 Pole Build		24X32	768	C 2004AV	9220	.50		4610
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	40.00	150	100	70	70	2800	2800	