MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510049.0000 RES
A77 2026

sale

2023	LAWARRE SONJA S	1996-04-02
2024	LAWARRE SONJA S	1996-04-02
2025	LAWARRE SONJA S	1996-04-02
2026	LAWARRE SONJA S	1996-04-02 MC GUFFEYS 3RD 49
	706 EAST ST	3WD
		$55,000
	MCGUFFEY OH 45859	

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

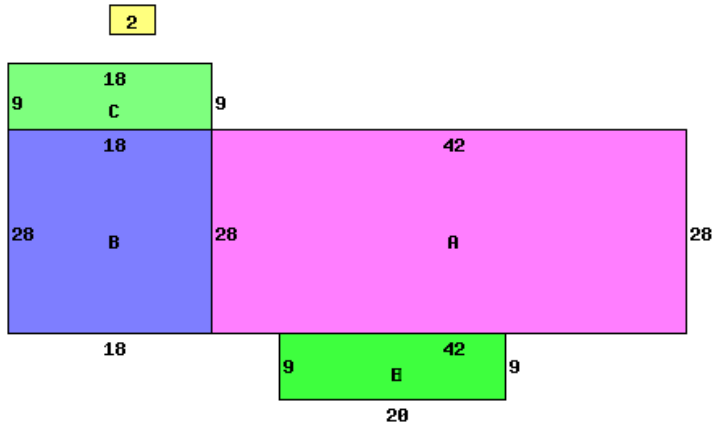
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	73630	73630	73630	73630		73630	87910	87910
Totl100%	76430t	76430t	76430t	76430t		76430t	91140t	91150t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	25770	25770	25770	25770		25770	30770	30770
Totl 35%	26750t	26750t	26750t	26750t		26750t	31900t	31900t
Hmstd35%	25140	25140	25140	25140		25140	30290	
Owner Oc	22.40	21.30	21.30	21.30	21.30	hmstd 980 l	24160 b	
Hmstd RB								
Net Tax	991.08	961.44	960.08	960.08	960.08			
Sp-Asmnt	102.13	124.79	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
	CPY	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
2022	740	22550	23290	934.90
2021	740	22550	23290	986.92

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			



706 EAST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1176	104180
	Subtotal			104180
Metal	Roof	HIP		

B 1 2 U A

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%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1176		C-	1985AV	110180	.28		83300
2	Pole Build		24X32	768		C	2004AV	9220	.50		4610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-510049.0000-v082020R