MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510064.0000 RES
A70 2026

sale

2023 HELTON DOUGLAS R & CR	2017-01-23	
2024 JW ROHRS LAND LLC	2023-10-05	
2025 JW ROHRS LAND LLC	2023-10-05	
2026 JW ROHRS LAND LLC	2023-10-05	MC GUFFEYS 3RD 64
701 EAST ST	1WD	
	$47,000	
MCGUFFEY OH 45859		

2028 ROHRS FAMILY INVESTMENT	2026-09-30	
701 EAST ST	9WD	
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%	38740	38740	38740	38740		38740	46770	46770
Totl100%	41540t	41540t	41540t	41540t		41540t	50000t	50010t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	13560	13560	13560	13560		13560	16370	16370
Totl 35%	14540t	14540t	14540t	14540t		14540t	17500t	17500t
Hmstd35%								
Owner Oc	12.96							
Hmstd RB								
Net Tax	537.90	534.18	533.42	533.42	533.42			
Sp-Asmnt	65.53	81.53	81.53	81.53				

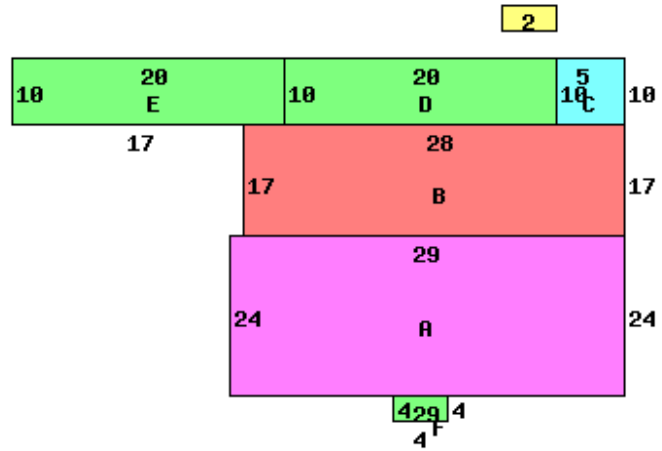
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		696		a	*MAIN
1	F/C	A		476		b	ADDTN
04	F	O		50	600	c	OTHER
	DK	P		200	3000	d	PORCH
	PAT	P		200	600	e	PORCH
	STP	P		16	60	f	PORCH

foundation crumbling house is shifting inside wall corners are separating
kitchen ceiling leaks

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
461	9	2026-09-30	ROHRS FAMILY INVESTMENTS	9WD *	0	2800	38740
418	1	2023-10-05	JW ROHRS LAND LLC	1WD	47000	2110	33510
30	1	2017-01-23	HELTON DOUGLAS R & CRYSTA	1SD	40000	3030	28890
83	1	1998-02-17	WIREMAN PEGGY F	1WD	36000	3200	22170

Year	Land	Bldg	Total	Net Tax
2022	740	11730	12470	499.84
2021	740	11730	12470	527.66

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			



701 EAST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1172	103830
	Part Upper	FRAME	696	33310
	Subtotal			137140
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	D				
Panelled Wall	X				
Floor/Carpet	X		X		
Floor/Tile-Lino	L				
Number of Rooms	5		3		
Bedrooms	1		3		
Central Heat	A				
HOT/ELECT					
Plumbing					
Standard	1				

Extra Features	4260		
Total Value	141400		
PUB ALLEY			
Neighborhood:			
Code:	3000		
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	1H F/C		1868		C-	1900FR	127260	.65		46770
2	Shed	*PP F/S0	12X12	144			OLD/AV	0			0

	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:

30-510064.0000-v082020R