

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460033.0000
B05

RES
2025

sale

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

2022 NELSON MICHAEL L ETAL	1994-01-10
2023 NELSON MICHAEL L ETAL	1994-01-10
2024 NELSON MICHAEL L ETAL	1994-01-10
2025 NELSON MICHAEL L ETAL	1994-01-10
119 COURTRIGHT	1994-01-10 PT SE 1/4 SW 1/4 13
MCGUFFEY OH 45859	\$0 1QC 14.57A

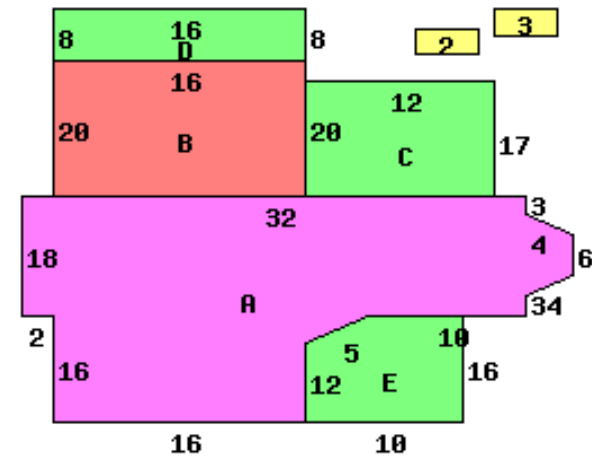
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	512	512	512	512	512
Acres	14.5700	14.5700	14.5700	14.5700	
Land100%	28890	42140	42140	42140	42140
Bldg100%	63030	84770	84770	84770	84760
Totl100%	91910t	126910t	126910t	126910t	126900t
Cauv100%					
Tax Value:					
Land 35%	10110	14750	14750	14750	14750
Bldg 35%	22060	29670	29670	29670	29670
Totl 35%	32170t	44420t	44420t	44420t	44420t
Hmstd35%	26470	34760	34760	34760	
Owner Oc	28.36	30.96	29.46	29.46	hmstd 5250 l 29510 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	944.84	1312.70	1250.70	1236.38	
Sp-Asmnt	125.08	160.60	193.43	193.43	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		867			
1	F/C	A		320		b	ADDTN
	OFF	P		204	6120	c	PORCH
	OFF	P		128	5120	d	PORCH
	OFF	P		152	4560	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
16	1	1994-01-10	NELSON MICHAEL L ETAL	1QC *	0	0	48230

Year	Land	Bldg	Total	Net Tax
2021	10110	22060	32170	997.38
2020	10110	22060	32170	1010.84

project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
136 COONEY - SCIOTO			XA/2025
514 *MCGUFFEY LIGHTS			XV/2025
910 COTTONWOOD CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025



119 COURTRIGHT ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 2		Sq-Ft Value
Floor Level	Main	FRAME 1187 105160
	Full Upper	FRAME 867 59200
	Subtotal	164360
Shingle	Roof	HIP
Plaster/Drywall	X X	Air Conditioning 3690
Panelled Wall	X	Extra Features 15800
Floor/Carpet	X X	Total Value 183850
Floor/Tile-Lino	X X	
Number of Rooms	5 3	PUB ELECTRIC
Bedrooms	3	PUB GAS
Central Heat	A	PUB WATER
FORCED AIR		PRIV SEWER
Central A/C	A	PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		24X30	720	C	2006AV	.50	.20	76780
3 Shed		12X16	192	D	1980PR	.75		7520
homesite	1.0000	effective	depth	actual	effective	extended	true	
small acreage	13.5700	frontage	depth	rate	rate	value	value	
				5000	2000	27140	27140	