

MARION TWP
MCGUFFEY CORP

00290

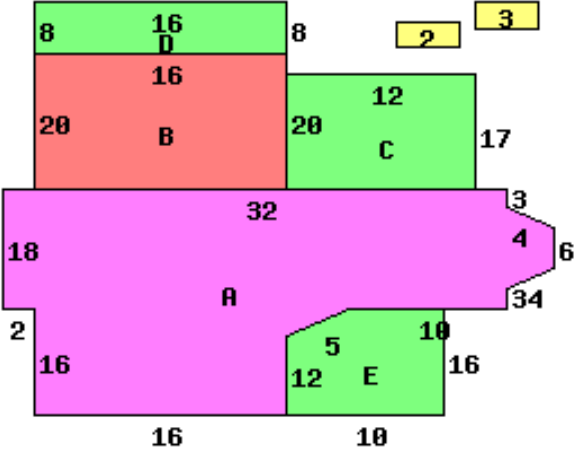
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year	2022	2023	2024	2025	CAMA
2023 NELSON MICHAEL L ETAL	1994-01-10	Prop Cls	512	512	512	512	512
2024 NELSON MICHAEL L ETAL	1994-01-10	Acres	14.5700	14.5700	14.5700	14.5700	
2025 NELSON MICHAEL L ETAL	1994-01-10 PT SE 1/4 SW 1/4 13	Land100%	28890	42140	42140	42140	42140
119 COURTRIGHT	1QC 14.57A	Bldg100%	63030	84770	84770	84770	84760
MCGUFFEY OH 45859	\$0	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 0c	28.36	30.96	29.46	29.46	
		Hmstd RB	350.72	339.26	351.74	363.80	hmstd 5250 l 29510 b
		Net Tax	944.84	1312.70	1250.70	1236.38	
		Sp-Asmnt	125.08	160.60	193.43	193.43	

SHB+ 2 1	CONS F/C F/C OFP OFP	TYPE M A P P	FACT	SQ-FT 867 320 204 128 152	VALUE 6120 5120 4560	a b c d e	*MAIN ADDTN PORCH PORCH PORCH
Sale# 16	#p 1	sale date 1994-01-10	To NELSON MICHAEL L ETAL	Type/Invalid? 1QC *	Sale\$ 0	co:land 0	co:bldg 48230
Year 2021 2020	Land 10110 10110	Bldg 22060 22060	Total 32170 32170	Net Tax 997.38 1010.84			
p r o j e c t				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			



Occupancy 1 Single Family		*DWELLING COMPUTATIONS													
Story Height	2	Sq-Ft		Value			Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace
Floor Level							1 DWELLING	2 F/C	2054			C	OLD/GD		183850
		Main	FRAME	1187	105160		2 Garage		24X30	720		C	2006AV		17280
		Full Upper	FRAME	867	59200		3 Shed		12X16	192		D	1980PR		1840
		Subtotal			164360										
Shingle		Roof	HIP					acres/	effective	depth	depth	actual	effective	extended	true
		B 1 2 U A					homesite	frontage	frontage	factor	rate	rate	rate	value	value
Plaster/Drywall	X X			Air Conditioning	3690		small acreage	1.0000			15000	15000	15000	15000	15000
Panelled Wall	X			Extra Features	15800			13.5700			5000	2000	27140	27140	
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										