MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460033.0000 RES
B05 2026

sale

2023	NELSON MICHAEL L ETAL	1994-01-10
2024	NELSON MICHAEL L ETAL	1994-01-10
2025	NELSON MICHAEL L ETAL	1994-01-10
2026	NELSON MICHAEL L ETAL	1994-01-10 PT SE 1/4 SW 1/4 13
	119 COURTRIGHT	1QC 14.57A
		$0
	MCGUFFEY OH 45859	

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

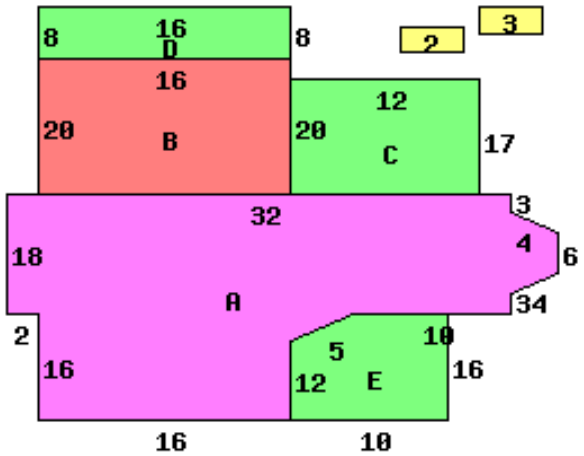
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	512	512	512	512	0	512	512	512
Acres	14.5700	14.5700	14.5700	14.5700	14.5700			
Land100%	42140	42140	42140	42140		42140	44400	44390
Bldg100%	84770	84770	84770	84770		84770	102200	102190
Totl100%	126910t	126910t	126910t	126910t		126910t	146600t	146580t
Cauv100%								
Tax Value:								
Land 35%	14750	14750	14750	14750		14750	15540	15540
Bldg 35%	29670	29670	29670	29670		29670	35770	35770
Totl 35%	44420t	44420t	44420t	44420t		44420t	51310t	51300t
Hmstd35%	34760	34760	34760	34760		34760	41650	
Owner Oc	30.96	29.46	29.46	29.46	29.46	hmstd 5250 l	29510 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	1312.70	1250.70	1236.38	1236.38	1236.38			
Sp-Asmnt	160.60	193.43	193.43	193.43				

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

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

Year	Land	Bldg	Total	Net Tax
2022	10110	22060	32170	944.84
2021	10110	22060	32170	997.38

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1187	105160
	Full Upper	FRAME	867	59200
	Subtotal			164360
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	X	
Panelled Wall	X		
Floor/Carpet	X	X	
Floor/Tile-Lino	X	X	
Number of Rooms	5	3	
Bedrooms		3	
Central Heat	A		
FORCED AIR			
Central A/C	A		
Plumbing			
Standard	1		

Air Conditioning	3690
Extra Features	15800
Total Value	183850
PUB ELECTRIC	
PUB GAS	
PUB WATER	
PRIV SEWER	
PUB PAVED ST/RD	
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	2 F/C		2054		C	OLD/GD	183850	.40	.20	92660
2	Garage		24X30	720		C	2006AV	17280	.50		9070
3	Shed		12X16	192		D	1980PR	1840	.75		460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	13.5700				5000	2000	27140	27140

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-460033.0000-v082020R