

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460045.0000
A149

RES
2025

sale

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

2022 STEVENSON RONALD E &	2016-02-11
2023 STEVENSON RONALD E &	2016-02-11
2024 STEVENSON RONALD E &	2016-02-11
2025 STEVENSON RONALD E & LO	2016-02-11 PARKS 6
706 COURTRIGHT ST	1WD
MCGUFFEY OH 45859	\$47,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4200	5600	5600	5600	5600
Land100%	57370	75290	75290	75290	75290
Bldg100%	61570t	80890t	80890t	80890t	80890t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1470	1960	1960	1960	1960
Bldg 35%	20080	26350	26350	26350	26350
Totl 35%	21550t	28310t	28310t	28310t	28310t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	886.88	1072.58	1040.06	1038.60	
Sp-Asmnt	91.16	110.76	130.31	130.31	

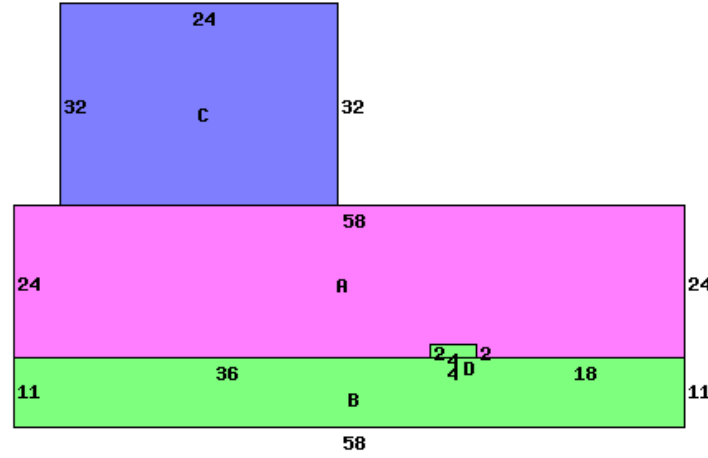
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1384		a	*MAIN
	CVP	P		638	14670	b	PORCH
	F2	G		768	18430	c	GRAGE
	OFF	F		8	240	d	PORCH

#: 46, L/W
L/C CHRISTOPHER W & CHRISTINA M MARKWARD 6-24-2019 \$52,000
304600460000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
33	1	2016-02-11	STEVENSON RONALD E & LORI	1WD	47000	6090	56740
45	1	2016-02-11	SHADLEY BONNIE ETAL	1AF *	0	6090	56740
426	1	2012-10-22	SHADLEY BONNIE ETAL	1WD *	0	6090	56740
28	1	2004-01-26	CHALFIN TESSIE L	1CT *	0	6170	43970

Year	Land	Bldg	Total	Net Tax
2021	1470	20080	21550	936.26
2020	1470	20080	21550	948.84

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 COURTRIGHT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1384 110080
Shingle	110080
Panelled Wall	X
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	7
Bedrooms	3
Central Heat	A
FORCED AIR	
Heat Pump	A
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Air Conditioning	2410
Plumbing	2100
Garages and Carports	18430
Extra Features	14910
Total Value	147930
PUB PAVED ST/RD	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 F/C			Grade	Value	Dpr Dpr	Value
		1384		C-	1975AV	.35	75290
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	rate	rate	value	value
		80.00	150	100	70	5600	5600