MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460045.0000 RES
A149 2025

sale

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
		$47,000
	MCGUFFEY OH 45859	

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

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4200	5600	5600	5600	5600
Bldg100%	57370	75290	75290	75290	75290
Totl100%	61570t	80890t	80890t	80890t	80890t
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	

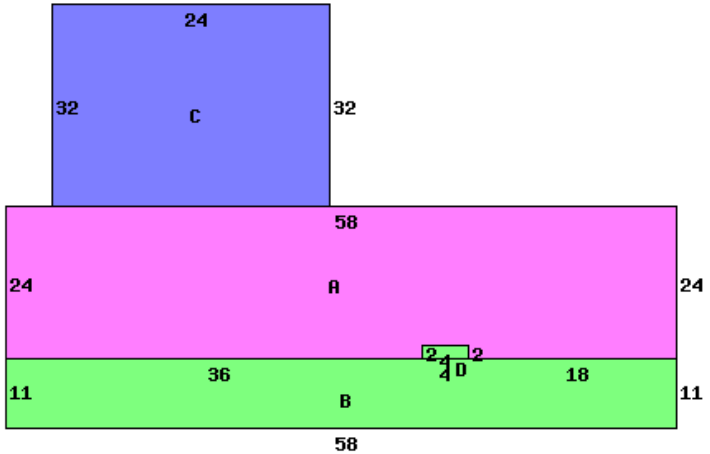
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1384		a	*MAIN
	CVP	P		638	14670	b	PORCH
	F2	G		768	18430	c	GRAGE
	OFP	P		8	240	d	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	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

p r o j e c t		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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1384	110080
	Subtotal			110080
Shingle	Roof	GABLE		

B 1 2 U A

Panelled Wall	X	Air Conditioning	2410
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	L	Garages and Carports	18430
Number of Rooms	7	Extra Features	14910
Bedrooms	3	Total Value	147930
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR			
Heat Pump	A	Neighborhood:	
Central A/C	A	Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1384		C-	1975AV	133140	.35		75290

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		80.00	150	100	70	70	5600	5600

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460045.0000-v082020R