

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460054.0000  
B04

RES  
2025

sale

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

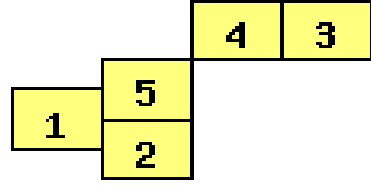
|                              |            |       |
|------------------------------|------------|-------|
| 2022 UNDERWOOD LARRY J & C   | 2012-07-26 |       |
| 2023 UNDERWOOD LARRY J & C   | 2012-07-26 |       |
| 2024 UNDERWOOD LARRY J & C   | 2012-07-26 |       |
| 2025 UNDERWOOD LARRY J & CYN | 2012-07-26 | 3.45A |
| 109 COURTRIGHT ST            | LWD        |       |
| MCGUFFEY OH 45859            | \$50,000   |       |

|            |        |        |        |        |        |
|------------|--------|--------|--------|--------|--------|
| Tax Year   | 2022   | 2023   | 2024   | 2025   | CAMA   |
| Prop Cls   | 599    | 599    | 599    | 599    | 599    |
| Acres      | 3.4500 | 3.4500 | 3.4500 | 3.4500 |        |
| Land100%   | 8570   | 14290  | 14290  | 14290  | 14280  |
| Bldg100%   | 4910   | 8290   | 8290   | 8290   | 8280   |
| Totl100%   | 13490t | 22570t | 22570t | 22570t | 22560t |
| Cauvl00%   |        |        |        |        |        |
| Tax Value: |        |        |        |        |        |
| Land 35%   | 3000   | 5000   | 5000   | 5000   | 5000   |
| Bldg 35%   | 1720   | 2900   | 2900   | 2900   | 2900   |
| Totl 35%   | 4720t  | 7900t  | 7900t  | 7900t  | 7900t  |
| Hmstd35%   |        |        |        |        |        |
| Owner Oc   |        |        |        |        |        |
| Hmstd RB   |        |        |        |        |        |
| Net Tax    | 194.24 | 299.30 | 290.24 | 289.84 |        |
| Sp-Asmnt   | 27.80  | 37.02  | 49.40  | 49.40  |        |

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 325   | 1  | 2012-07-26 | UNDERWOOD LARRY J & CYNTH | LWD           | 50000  | 17860   | 9770    |
| 313   | 5  | 2012-07-26 | BEAMAN BRICE S            | 5OC *         | 0      | 17860   | 9770    |
| 680   | 1  | 1997-12-05 | BEAMAN W & H FAMILY LIMI  | 1QC *         | 0      | 6910    | 18510   |
| 155   | 1  | 1997-04-23 | BEAMAN W & H FAMILY LIMI  | 1QC *         | 0      | 6910    | 18510   |
| 241   | 1  | 1996-04-29 | BEAMAN WILLIAM R & BRICE  | LWD           | 40000  | 6910    | 18600   |
| 21    | 11 | 1996-01-16 | WAYNE DETLING FARMS INC   | WD            | 874017 | 6910    | 18600   |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 3000 | 1720 | 4720  | 205.06  |
| 2020 | 3000 | 1720 | 4720  | 207.82  |

| Project                       | ben acres | / % | factor  |
|-------------------------------|-----------|-----|---------|
| 902 MAIN DISTRICT CONSERVANCY |           |     | XA/2025 |
| 514 *MCGUFFEY LIGHTS          |           |     | XV/2025 |
| 136 COONEY - SCIOTO           |           |     | XA/2025 |
| 910 COTTONWOOD CONSERVANCY    |           |     | XA/2025 |



109 COURTRIGHT ST 45859

PUB PAVED ST/RD

Neighborhood:  
Code: 3000  
Dwl/Gar/NC% .8700

| Bldg Type   | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy   | Fnc | True  |      |
|-------------|----------|-------|------|-----------|---------|-------|-----|-------|------|
|             |          | FtxFt | Rate | Grade     | Value   | Dpr   | Dpr | Value |      |
| 1 Flat Barn |          | 30X84 | 2520 | D         | OLD/FR  | 24190 | .80 | .50   | 2420 |
| 2 Lean-To   |          | 28X84 | 2352 | D         | OLD/FR  | 15050 | .70 |       | 4520 |
| 3 Grain Bin | *PP 0    | 30X24 | 720  | C         | 1978FR  | 0     |     |       | 0    |
| 4 Grain Bin | *PP 0    | 30X24 | 720  | C         | 1979FR  | 0     |     |       | 0    |
| 5 Lean-To   |          | 12X58 | 696  | D         | OLD/FR  | 4450  | .70 |       | 1340 |

| small acreage | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---------------|-----------------|--------------------|-------|--------------|-------------|----------------|----------------|------------|
|               | 3.4500          |                    |       |              | 5000        | 4140           | 14280          | 14280      |

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-460054.0000-v082020R