MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460054.0000 RES
B04 2026

sale

2023	UNDERWOOD LARRY J & C	2012-07-26	
2024	UNDERWOOD LARRY J & C	2012-07-26	
2025	UNDERWOOD LARRY J & C	2012-07-26	
2026	UNDERWOOD LARRY J & CYN	2012-07-26	NW PT SE 1/4 S13 3.45A
	109 COURTRIGHT ST	1WD	
		$50,000	
	MCGUFFEY OH 45859		

2028	UNDERWOOD LARRY J & CYN	2026-05-07	
	109 COURTRIGHT ST	5AF	
	MCGUFFEY OH 45859		

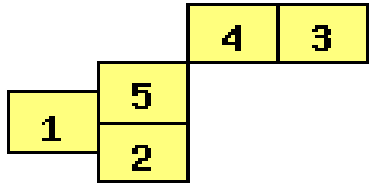
Eff Rate: – 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres	3.4500	3.4500	3.4500	3.4500	3.4500			
Land100%	14290	14290	14290	14290		14290	14290	14280
Bldg100%	8290	8290	8290	8290		8290	8290	8280
Totl100%	22570t	22570t	22570t	22570t		22570t	22570t	22560t
Cauv100%								
Tax Value:								
Land 35%	5000	5000	5000	5000		5000	5000	5000
Bldg 35%	2900	2900	2900	2900		2900	2900	2900
Totl 35%	7900t	7900t	7900t	7900t		7900t	7900t	7900t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	299.30	290.24	289.84	289.84	289.84			
Sp-Asmnt	37.02	49.40	49.40	49.40				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
213	5	2026-05-07	UNDERWOOD LARRY J & CYNTH	5AF *	0	14290	8290
325	1	2012-07-26	UNDERWOOD LARRY J & CYNTH	1WD	50000	17860	9770
313	5	2012-07-26	BEAMAN BRICE S	5QC *	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	1WD	40000	6910	18600
21	11	1996-01-16	WAYNE DETLING FARMS INC	WD	874017	6910	18600

Year	Land	Bldg	Total	Net Tax
2022	3000	1720	4720	194.24
2021	3000	1720	4720	205.06

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% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True 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

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

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