

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460068.0000
A150

RES
2025

sale

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

2022 PRESTON SHARON J LIVI	1996-08-21
2023 BATYK KAITLYN ROSE &	2022-05-20
2024 BATYK KAITLYN ROSE &	2022-05-20
2025 BATYK KAITLYN ROSE & BR	2022-05-20 PARKS 5
702 COURTRIGHT	LSD
MCGUFFEY OH 45859	\$110,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4200	5600	5600	5600	5600
Bldg100%	58370	94940	94940	94940	94940
Totl100%	62570t	100540t	100540t	100540t	100540t
Cauvl00%					

2026 PRATER TERRY	2025-02-03
702 COURTRIGHT	LWD
MCGUFFEY OH 45859	

Tax Value:					
Land 35%	1470	1960	1960	1960	1960
Bldg 35%	20430	33230	33230	33230	33230
Totl 35%	21900t	35190t	35190t	35190t	35190t
Hmstd35%					
Owner Oc	23.46				
Hmstd RB	350.72				
Net Tax	527.08	1333.22	1292.82	1291.02	
Sp-Asmnt	92.24	130.78	154.71	154.71	

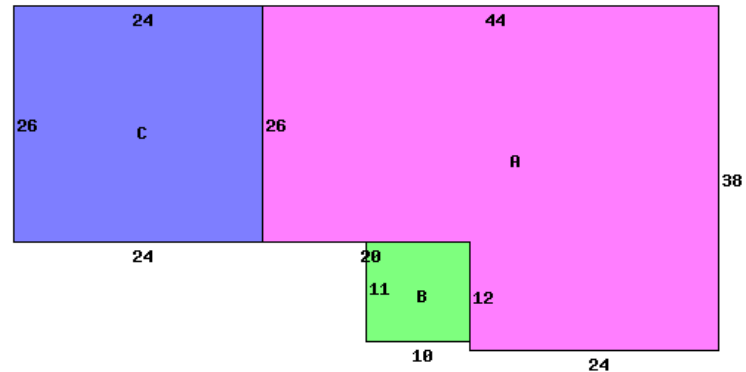
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1432		a	*MAIN	
	STP	P		110	440	b	PORCH	
	F2	G		624	14980	c	GRAGE	

#: 73, L/W
304600730000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
43	1	2025-02-03	PRATER TERRY	LWD	145000	5600	94940
245	1	2022-05-20	BATYK KAITLYN ROSE & BRYA	LSD	110000	4200	58370
242	1	2022-05-20	PRESTON DARIC & DUSTIN DY	1AF *	0	4200	58370
324	3	1996-08-21	PRESTON SHARON J TRUST	3WD *	0	5800	36310
974	3	1995-10-06	PRESTON SHARON J	3CT *	0	5800	36310

Year	Land	Bldg	Total	Net Tax
2021	1470	20430	21900	556.38
2020	1470	20430	21900	563.92

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1432 113210
Shingle	Subtotal 113210
Plaster/Drywall	X
Floor/Hardwood	X
Floor/Tile-Lino	X
Number of Rooms	6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Air Conditioning	2510
Plumbing	2100
Garages and Carports	14980
Extra Features	440
Total Value	133240
PUB PAVED ST/RD	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		1432	C	1959GD	.37	-.30	94940
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		80.00	150	100	70	70	5600	5600