MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460070.0000 RES
B04.01 2026

sale

2023	MULHOLLAND WILLIAM A	2004-02-17
2024	MULHOLLAND WILLIAM A	2004-02-17
2025	MULHOLLAND WILLIAM A	2004-02-17
2026	MULHOLLAND WILLIAM A &	2004-02-17 PT SE 1/4 SW 1/4 13
	117 COURTRIGHT ST	1SD
		$63,000
	MCGUFFEY OH 45859	

2027	CASTLE AMBER C	2025-01-08
	117 COURTRIGHT ST	1WD
	MCGUFFEY OH 45859	

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

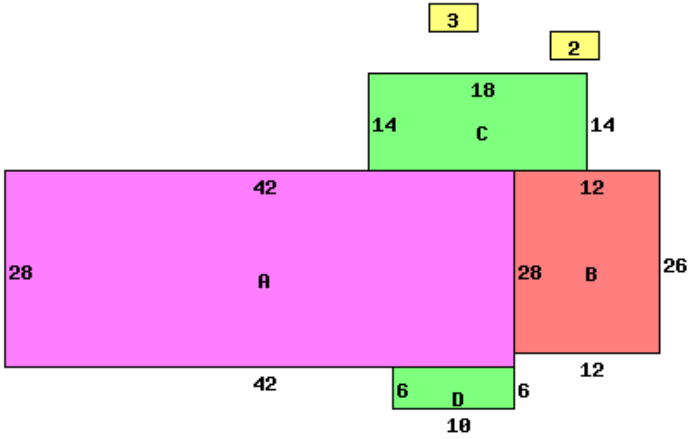
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9630	9630	9630	9630		9630	11060	11050
Bldg100%	54290	54290	54290	54290		54290	65540	65530
Totl100%	63910t	63910t	63910t	63910t		63910t	76600t	76580t
Cauv100%								
Tax Value:								
Land 35%	3370	3370	3370	3370		3370	3870	3870
Bldg 35%	19000	19000	19000	19000		19000	22940	22940
Totl 35%	22370t	22370t	22370t	22370t		22370t	26810t	26800t
Hmstd35%								
Owner Oc	19.92	18.96	18.96	18.96	18.96			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	488.34	451.12	437.94	437.94	437.94			
Sp-Asmnt	92.04	112.06	112.06	112.06				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1176		a	*MAIN
1	F/C	A		312		b	ADDTN
	DK	P		252	3780	c	PORCH
	DK	P		60	900	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
9	1	2025-01-08	CASTLE AMBER C	1WD		150000	9630	54290
78	1	2004-02-17	MULHOLLAND WILLIAM A & C	1SD		63000	8710	45910
635	1	1999-11-19	HITES SANDRA D	1QC	*	0	8740	43340
1124	1	1992-12-09		1WD		45000	0	30310

Year	Land	Bldg	Total	Net Tax
2022	2530	17180	19710	439.30
2021	2530	17180	19710	463.72

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY XA/2025			
514	*MCGUFFEY LIGHTS XV/2025			
136	COONEY - SCIOTO XA/2025			
500	HARDIN COUNTY LANDFILL XA/2025			
910	COTTONWOOD CONSERVANCY XA/2025			



117 COURTRIGHT ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1488	117120
	Subtotal			117120
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	5240
Floor/Hardwood	X	Total Value	122360
Floor/Pine	X		
Number of Rooms	6	PUB PAVED ST/RD	
Bedrooms	3		
		Neighborhood:	
Central Heat	A	Code:	3000
HOT WATER		Dwl/Gar/NC%	1.0500
Plumbing			
Standard	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		1488		D+	1950GD	104010	.40		65530
2	Shed	*PP	10X14	140			OLD/	0			0
3	Shed	*PP	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		130.00	168	105	81	85	11050	11050

Call Back: Sign: PSN Date: 2016-05-01 Lister:

30-460070.0000-v082020R