

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460074.0000
C109

RES
2025

sale

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

2022	RISNER RAYOLA	2013-12-17	
2023	RISNER RAYOLA	2013-12-17	
2024	RISNER RAYOLA	2013-12-17	
2025	RISNER RAYOLA	2013-12-17	
	407 W SOUTH ST	2013-12-17 PT SE 1/4 14	
		1CT	
	MCGUFFEY OH 45859	\$0	

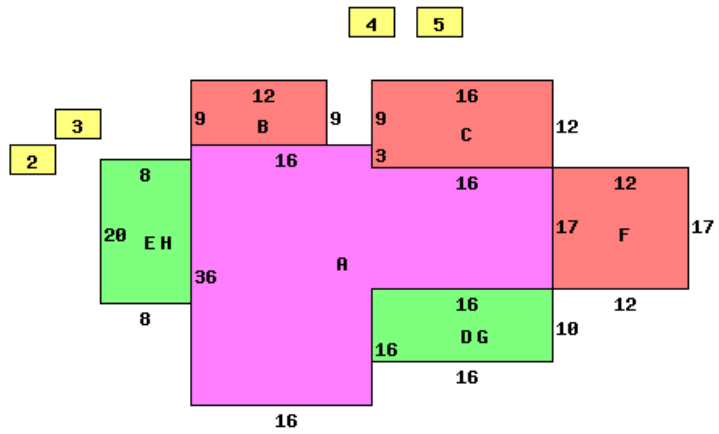
Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres					
Land100%	5740	7600	7600	7600	7600
Bldg100%	26910	36000	36000	36000	36000
Totl100%	32660t	43600t	43600t	43600t	43600t
Cauv100%					
Tax Value:					
Land 35%	2010	2660	2660	2660	2660
Bldg 35%	9420	12600	12600	12600	12600
Totl 35%	11430t	15260t	15260t	15260t	15260t
Hmstd35%	11360	15000	15000	15000	
Owner Oc	12.18	13.36	12.72	12.72	hmstd 2660 l 12340 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	107.48	225.52	196.16	183.34	
Sp-Asmnt	56.44	67.54	83.94	83.94	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		848		a	*MAIN
1	F/C	A		108		b	ADDTN
1	F/C	A		192		c	ADDTN
	CAN	P		160	1280	d	PORCH
	CAN	P		160	1280	e	PORCH
1	F/C	A		204		f	ADDTN
	DK	P		160	2400	g	PORCH
	DK	P		160	2400	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
555	1	2013-12-17	RISNER RAYOLA	1CT *	0	8260	32830
441	1	2000-10-25	RISNER LARRY L	1CT *	0	7400	25690

Year	Land	Bldg	Total	Net Tax
2021	2010	9420	11430	113.44
2020	2010	9420	11430	114.98

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



407 W SOUTH ST 45859

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1352	107540
	Subtotal			107540
Shingle	Roof	GABLE		
Plaster/Drywall	X	Extra Features		7360
Panelled Wall	X	Total Value		114900
Floor/Carpet	X			
Floor/Tile-Lino	X	PUB PAVED ST/RD		
Number of Rooms	5			
Bedrooms	1	Neighborhood:		
		Code:		3000
Central Heat	A	Dwl/Gar/NC%		.8700
BASEBOARD				
Plumbing				
Standard	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1352	Rate	Grade	Cond	Value	Dpr	Dpr
2 Garage		20X30	600	C-	1937FR	103410	.65	31490
3 Shed		12X16	192	C	1974FR	14400	.70	3760
4 Shed	*PP	10X12	120	D	1978FR	1840	.70	550
5 Lean-To	*SV	10X12	120		OLD/FR	0		0
					OLD/FR	200		200
	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
front lot	50.0000	50.00	231	115	70	81	4050	4050
front lot	50.0000	50.00	155	102	70	71	3550	3550