

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460074.0000
C109

RES
2025

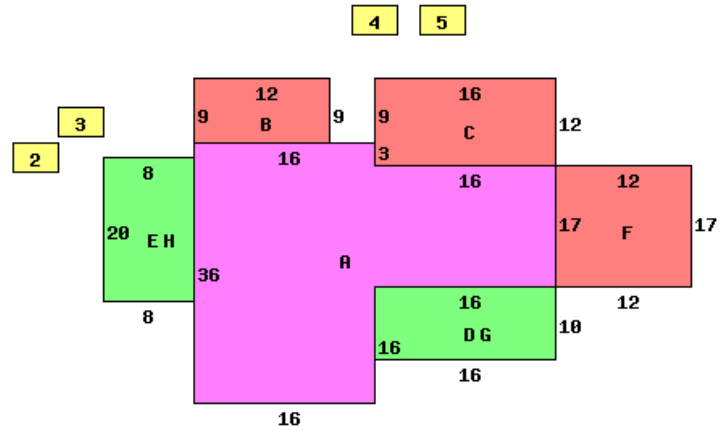
sale			Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r								
2022	RISNER RAYOLA	2013-12-17	Tax Year	2022	2023	2024	2025	2025	CAMA		
2023	RISNER RAYOLA	2013-12-17	Prop Cls	510	510	510	510	510	510		
2024	RISNER RAYOLA	2013-12-17	Acres								
2025	RISNER RAYOLA	2013-12-17 PT SE 1/4 14	Land100%	5740	7600	7600	7600	7600	8800		
	407 W SOUTH ST	1CT	Bldg100%	26910	36000	36000	36000	36000	43290		
		\$0	Totl100%	32660t	43600t	43600t	43600t	43600t	52090t		
	MCGUFFEY OH 45859		Cauv100%								
			Tax Value:								
			Land 35%	2010	2660	2660	2660	2660	3080		
			Bldg 35%	9420	12600	12600	12600	12600	15150		
			Totl 35%	11430t	15260t	15260t	15260t	15260t	18230t		
			Hmstd35%	11360	15000	15000	15000	15000			
			Owner Oc	12.18	13.36	12.72	12.72	12.72	hmstd	2660 l	12340 b
			Hmstd RB	350.72	339.26	351.74	363.80	363.80			
			Net Tax	107.48	225.52	196.16	183.34	183.34			
			Sp-Asmnt	56.44	67.54	83.94	83.94				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
	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
02 MAIN DISTRICT CONSERVANCY	XA/2025		
10 COTTONWOOD CONSERVANCY	XA/2025		
14 *MCGUFFEY LIGHTS	XV/2025		
00 HARDIN COUNTY LANDFILL	XA/2025		



Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height 1				Sq-Ft	Value
Floor Level	Main	FRAME		1352	107540
Shingle	Subtotal	Roof	GABLE		107540
Plaster/Drywall	B 1 2 U A			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%	1.0500
BASEBOARD					
Plumbing					
Standard	1				

	Bldg Type	SHB+Cons	DixHt	Area	Unit	Blt/Renov	Replace	Phy	Fnc	True
			FtxFt		Rate	Cond	Value	Dpr	Dpr	Value
1	DWELLING	1 F/C	20X30	1352		1937FR	103410	.65		38000
2	Garage		20X30	600		1974FR	14400	.70		4540
3	Shed		12X16	192		1978FR	1840	.70		550
4	Shed	*PP	10X12	120		OLD/FR	0			0
5	Lean-To	*SV	10X12	120		OLD/FR	200			200
		acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value
front lot		50.0000	50.00	231	115	81	93	4650		4650
front lot		50.0000	50.00	155	102	81	83	4150		4150

Call Back:

Sign: PSN Date: 2015-07-01 Lister:

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