MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460074.0000 RES
C109 2026

sale

2023 RISNER RAYOLA		2013-12-17
2024 RISNER RAYOLA		2013-12-17
2025 RISNER RAYOLA		2013-12-17
2026 RISNER RAYOLA		2013-12-17 PT SE 1/4 14
407 W SOUTH ST		1CT
		$0
MCGUFFEY OH 45859		

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

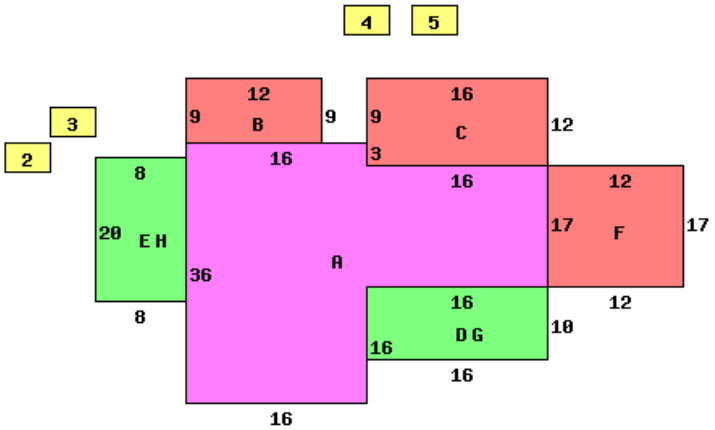
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7600	7600	7600	7600		7600	8800	8800
Bldg100%	36000	36000	36000	36000		36000	43290	43290
Totl100%	43600t	43600t	43600t	43600t		43600t	52090t	52090t
Cauv100%								
Tax Value:								
Land 35%	2660	2660	2660	2660		2660	3080	3080
Bldg 35%	12600	12600	12600	12600		12600	15150	15150
Totl 35%	15260t	15260t	15260t	15260t		15260t	18230t	18230t
Hmstd35%	15000	15000	15000	15000		15000	17970	
Owner Oc	13.36	12.72	12.72	12.72	12.72	hmstd 2660 l	12340 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	225.52	196.16	183.34	183.34	183.34			
Sp-Asmnt	67.54	83.94	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
2022	2010	9420	11430	107.48
2021	2010	9420	11430	113.44

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		

B 1 2 U A

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%	1.0500
BASEBOARD			
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		1352		C-	1937FR	103410	.65		38000
2	Garage		20X30	600		C	1974FR	14400	.70		4540
3	Shed		12X16	192		D	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: 30-460074.0000-v082020R