

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460076.0000  
A134

COM  
2025

sale

Eff Rate:- 44.43 — 48.27 — 46.99 — 47.32 — a/r

2022 LAWARRE MICHAEL M & P	2021-01-28
2023 LAWARRE MICHAEL M & P	2021-01-28
2024 MGTC LLC	2023-02-24
2025 MGTC LLC	2023-02-24 PT SW1/4 SW1/4 13
709 COURTRIGHT ST	1FD
MCGUFFEY OH 45859	\$110,000

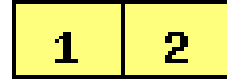
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	430	430	430	430	430
Acres	.3700	.3700	.3700	.3700	
Land100%	7770	4970	4970	4970	4960
Bldg100%	63940	61710	61710	61710	61720
Totl100%	71710t	66690t	66690t	66690t	66680t
Cauvl00%					
Tax Value:					
Land 35%	2720	1740	1740	1740	1740
Bldg 35%	22380	21600	21600	21600	21600
Totl 35%	25100t	23340t	23340t	23340t	23340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1115.12	1126.56	1096.64	1104.34	
Sp-Asmnt	200.11	195.01	214.72	214.72	

MH ACCT: 30-0039 OWNER: SHAUN AND CYNTHIA COMPTON 1995 COMMODORE  
VIN NT35919A TITLE 3300388772

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
79	1	2023-02-24	MGTC LLC	1FD	110000	7770	63940
35	2	2021-01-28	LAWARRE MICHAEL M & PATRI	2QC *	0	7770	63940
318	2	2010-07-02	LAWARRE PATRICIA	2WD	125000	6340	34310
316	1	2010-07-02	HOWARD CHERYL	1WD	70000	6340	34310
388	1	1994-05-10	ROBIRDS RICHARD & DEBRA	1FD	15000	0	24600

Year	Land	Bldg	Total	Net Tax
2021	2720	22380	25100	1162.76
2020	2720	22380	25100	1178.96

p r o j e c t		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			



709 COURTRIGHT ST 45859

PUB ELECTRIC  
PUB GAS  
PUB WATER  
PUB ALLEY

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
		FtxFt	Area	Grade	Cond	Value	Dpr	Value
1 RESTAURNT			2160	77.07	C	1941AV	166470	.65
2 Shed		15X24	360	12.00	C	2013AV	4320	.20

Neighborhood:  
Code: 3000  
Dwl/Gar/NC% .8700

front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	value	value
		87.00	100	81	70	57	4960

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-460076.0000-v082020R