MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460102.0000 RES
A133 2026

sale

2023 LAWARRE MICHAEL M & P	2021-01-28	
2024 COMPTON SHAUN E & CYN	2023-03-01	
2025 COMPTON SHAUN E & CYN	2023-03-01	
2026 COMPTON SHAUN E & CYNTH	2023-03-01	PT SW1/4 SW1/4 13
709 1/2 COURTWRIGHT	1SD	
	$20,000	
MCGUFFEY OH 45859		

Orig Tax Year 1995

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

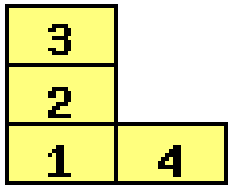
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	570	570	570	570	0	570	570	570
Acres								
Land100%	4290	4290	4290	4290		4290	4940	4950
Bldg100%	5540	5540	5540	5540		5540	4800	4810
Totl100%	9830t	9830t	9830t	9830t		9830t	9740t	9760t
Cauv100%								
Tax Value:								
Land 35%	1500	1500	1500	1500		1500	1730	1730
Bldg 35%	1940	1940	1940	1940		1940	1680	1680
Totl 35%	3440t	3440t	3440t	3440t		3440t	3410t	3420t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	130.34	126.38	126.20	126.20	126.20			
Sp-Asmnt	14.28	24.19	24.19	24.19				

MOBILE HOME ACCT: 30-0039 TITLE: 33-00263332 1995 COMMODORE

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
81	1	2023-03-01	COMPTON SHAUN E & CYNTHIA	1SD	20000	3230	3430
35	2	2021-01-28	LAWARRE MICHAEL M & PATRI	2QC *	0	3230	3430
318	2	2010-07-02	LAWARRE PATRICIA	2WD	125000	5490	8230
317	1	2010-07-02	HOWARD HENRY & CHRYL	1WD	30000	5490	8230

Year	Land	Bldg	Total	Net Tax
2022	1130	1200	2330	93.40
2021	1130	1200	2330	98.58

project		ben acres	/ %	factor
514 *MCGUFFEY LIGHTS	XV/2025			
902 MAIN DISTRICT CONSERVANCY	XA/2025			
910 COTTONWOOD CONSERVANCY	XA/2025			



709 1/2 COURTRIGHT ST 45859

PUB ELECTRIC
PUB GAS
PUB WATER
PUB SEWER
PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% 1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE	*	16X75	1216			1995AV	0			0
2	P	*MH EFP	12X18	216			1995AV	0			0
3	Garage		24X24	576			1996AV	13820	.60		4810
4	PATIO	*NV	8X10	80			1995AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		75.00	100	81	81	66	4950	4950

Call Back: Sign: PSN Date: 2015-05-08 Lister:

30-460102.0000-v082020R