

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460109.0000
A145

RES
2025

sale

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

2022 ROHRS JOHN	2011-09-29		
2023 ROHRS JOHN	2011-09-29		
2024 ROHRS JOHN	2011-09-29		
2025 ROHRS JOHN	2011-09-29	MCGUFFEY LANDS S23	
820 COURTRIGHT ST	2QC	1.428A	
MCGUFFEY OH 45859	\$0		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.4280	1.4280	1.4280	1.4280	
Land100%	13890	17140	17140	17140	17140
Bldg100%	184230	205860	205860	205860	205870
Totl100%	198110t	223000t	223000t	223000t	223010t
Cauvl00%					

Orig Tax Year 2006
Parent: 30-460024.0000

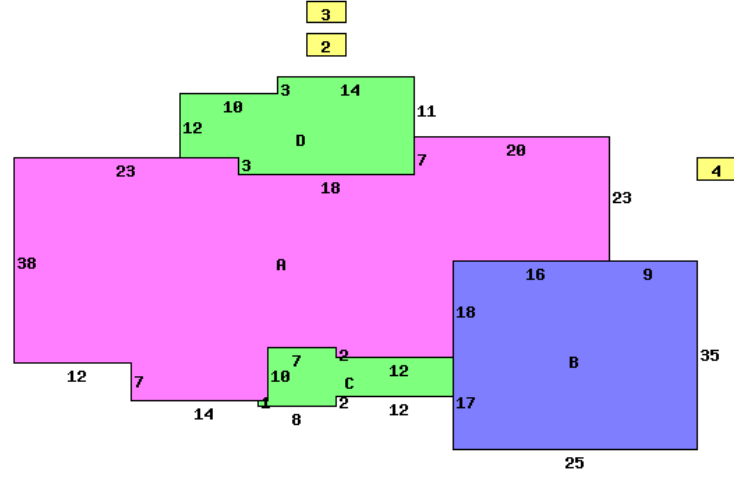
Tax Value:					
Land 35%	4860	6000	6000	6000	6000
Bldg 35%	64480	72050	72050	72050	72050
Totl 35%	69340t	78050t	78050t	78050t	78050t
Hmstd35%	62880	70730	70730	70140	
Owner Oc	67.38	63.00	59.94	59.46	hmstd 5250 l 64890 b
Hmstd RB					
Net Tax	2786.20	2894.04	2807.48	2803.98	
Sp-Asmnt	230.61	255.87	307.11	307.11	

SHB+ 1 B	CONS F	TYPE F	FACT F	SQ-FT 2105	VALUE 25410	a *MAIN
				875	25410	b GRAGE
				162	4860	c PORCH
				384	5760	d PORCH

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
387	2	2011-09-29	ROHRS JOHN	2QC *	0	14860	142310
461	1	2005-07-18	ROHRS JOHN W & KENDALL	L	12000	0	0

Year	Land	Bldg	Total	Net Tax
2021	4860	64480	69340	2941.32
2020	4860	64480	69340	2980.92

Project				ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025			
910 COTTONWOOD CONSERVANCY			XA/2025			
500 HARDIN COUNTY LANDFILL			XA/2025			
514 *MCGUFFEY LIGHTS			XV/2025			



820 COURTRIGHT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
Main	FRAME	2105 142470
Basement		2105 38800
Subtotal		181270
Shingle	Roof	GABLE

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	2105	Rate	C+	2006AV	253700	.16	Dpr	185400
2 POND	DK	14X20	280	D	2006AV	3360	.50		1680
3 POND	*.29A		0		OLD/	0			0
4 Garage		24X50	1200	C	2015AV	28800	.25		18790

Plaster/Drywall	D D	Air Conditioning	3660
Unfinished Wall	X	Plumbing	5600
Floor/Hardwood	X	Garages and Carpports	25410
Floor/Carpet	X	Extra Features	14700
Floor/Concrete	X	Total Value	230640
Floor/Tile-Lino	T		
Number of Rooms	2 5	PUB PAVED ST/RD	
Bedrooms	3		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Central A/C	A	Dwl/Gar/NC%	.8700
Plumbing			
Standard	1		
Extra 3 Fixture	1		
Extra 2 Fixture	2		
Extra Fixture	1		

homesite	acres/	effective	depth	actual	effective	extended	true
small acreage	frontage	frontage	depth	rate	rate	value	value
	1.0000			15000	15000	15000	15000
	.4280			5000	5000	2140	2140