

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
	F	F	F	875	25410	b GRAGE
	OFF	P	P	162	4860	c PORCH
	DK	P	P	384	5760	d PORCH

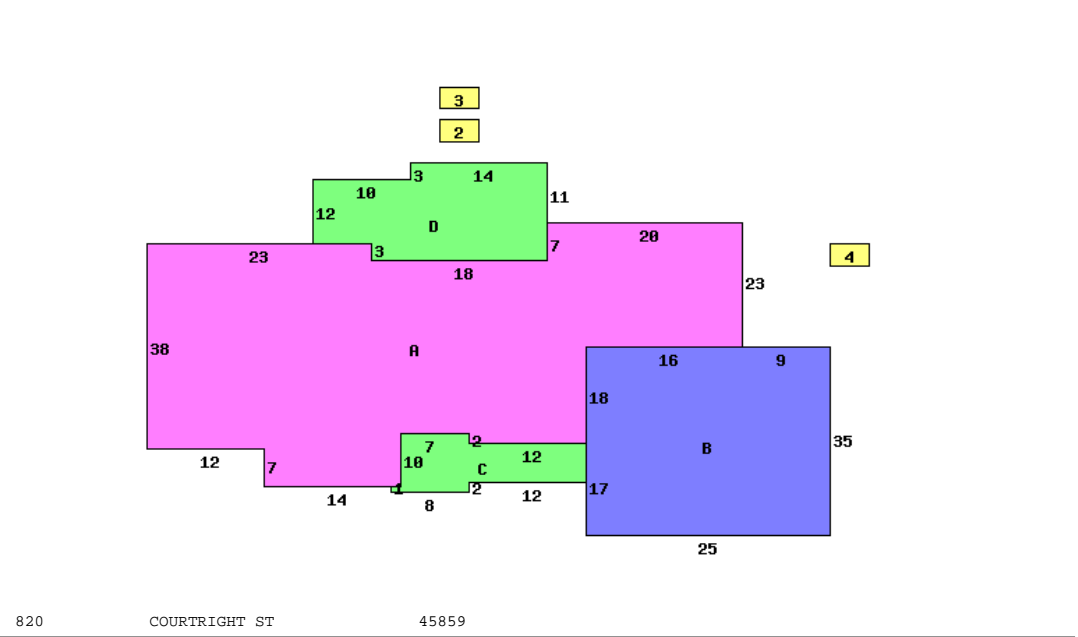
gas fireplace

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

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

Project

902 MAIN DISTRICT CONSERVANCY	XA/2025	ben acres / % factor
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	Sq-Ft	Value
Story Height 1			
Floor Level	Main	FRAME	2105 142470
	Basement		2105 38800
	Subtotal		181270
Shingle	Roof	GABLE	
	B 1 2 U A		
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		

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

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