

MARION TWP
MCGUFFEY CORP

00290

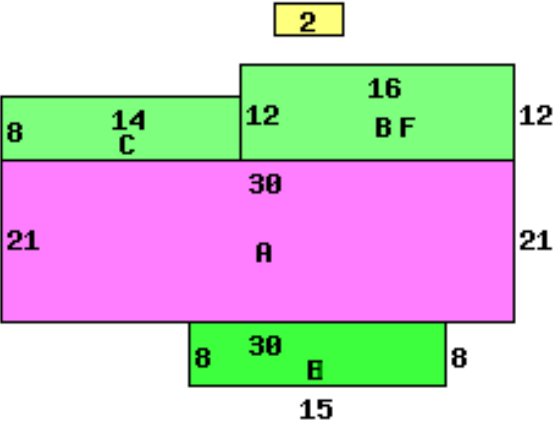
Hardin County, Ohio
Michael T. Bacon, Auditor

30-470001.0000
B63

RES
2025

sale			Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r					
2022 NC HOLGINGS 1 LLC	2018-05-11		Tax Year	2022	2023	2024	2025	CAMA
2023 NC HOLGINGS 1 LLC	2018-05-11		Prop Cls	510	510	510	510	510
2024 NC HOLGINGS 1 LLC	2018-05-11		Acres					
2025 NC HOLGINGS 1 LLC	2018-05-11	ORIG 1 N PT 2	Land100%	2060	2740	2740	2740	2740
201 COURTRIGHT	7WD		Bldg100%	43570	51170	51170	51170	51180
MCGUFFEY OH 45859	\$835,000		Totl100%	45630t	53910t	53910t	53910t	53920t
			Cauv100%					
			Tax Value:					
			Land 35%	720	960	960	960	960
			Bldg 35%	15250	17910	17910	17910	17910
			Totl 35%	15970t	18870t	18870t	18870t	18870t
			Hmstd35%					
			Owner 0c					
			Hmstd RB					
			Net Tax	657.22	714.92	693.26	692.30	
			Sp-Asmnt	71.75	80.15	96.87	96.87	

SHB+ 1QB	CONS F CAN EFP CPY STP DK	TYPE M P P P P P	FACT	SQ-FT 630 192 112 120 120 192	VALUE 1540 4480 960 480 2880	a b c d e f	*MAIN PORCH PORCH PORCH PORCH PORCH
#: 59 L/W 304700590000 .001A							
Sale# 206 102	#D 7 1	sale date 2018-05-11 2013-03-01	To NC HOLGINGS 1 LLC VANDEURZEN ANTHONINS	Type/Invalid? 7WD 1FD	Sale\$ 835000 29500	co:land 1970 2970	co:bldg 34970 33400
Year 2021 2020	Land 720 720	Bldg 15250 15250	Total 15970 15970	Net Tax 693.02 703.16			
p r o j e c t 902 MAIN DISTRICT CONSERVANCY 910 COTTONWOOD CONSERVANCY 514 *MCGUFFEY LIGHTS 500 HARDIN COUNTY LANDFILL				XA/2025 XA/2025 XV/2025 XA/2025	ben acres	/ %	factor



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1Q			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	630	84140	1 DWELLING	1QB F	20X26	630		D+	OLD/GD	90760	.40		47380
		Qtr Story	FRAME	630	10570	2 Garage			520		C	1971AV	12480	.65		3800
		Basement		158	3330											
		Subtotal			98040											
Metal		Roof	GABLE			front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value		true value	
							64.0000	48.00	100	81	70	57	2740		2740	
Panelled Wall	X	B 1 2 U A			Heating											
Unfinished Wall	X	X			Extra Features											
Floor/Carpet	X	X			Total Value											
Floor/Tile-Lino	L															
Number of Rooms	1 4	2			PUB SIDEWALK											
Bedrooms	1	2														
Plumbing					Neighborhood:											
Standard	1				Code:											
					Dwl/Gar/NC%											
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