

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 HOLLINGS 1 LLC	2018-05-11	
2023 NC HOLLINGS 1 LLC	2018-05-11	
2024 NC HOLLINGS 1 LLC	2018-05-11	
2025 NC HOLLINGS 1 LLC	2018-05-11	
201 COURTRIGHT	7WD	
MCGUFFEY OH 45859	\$835,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2060	2740	2740	2740	2740
Bldg100%	43570	51170	51170	51170	51180
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 Oc					
Hmstd RB					
Net Tax	657.22	714.92	693.26	692.30	
Sp-Asmnt	71.75	80.15	96.87	96.87	

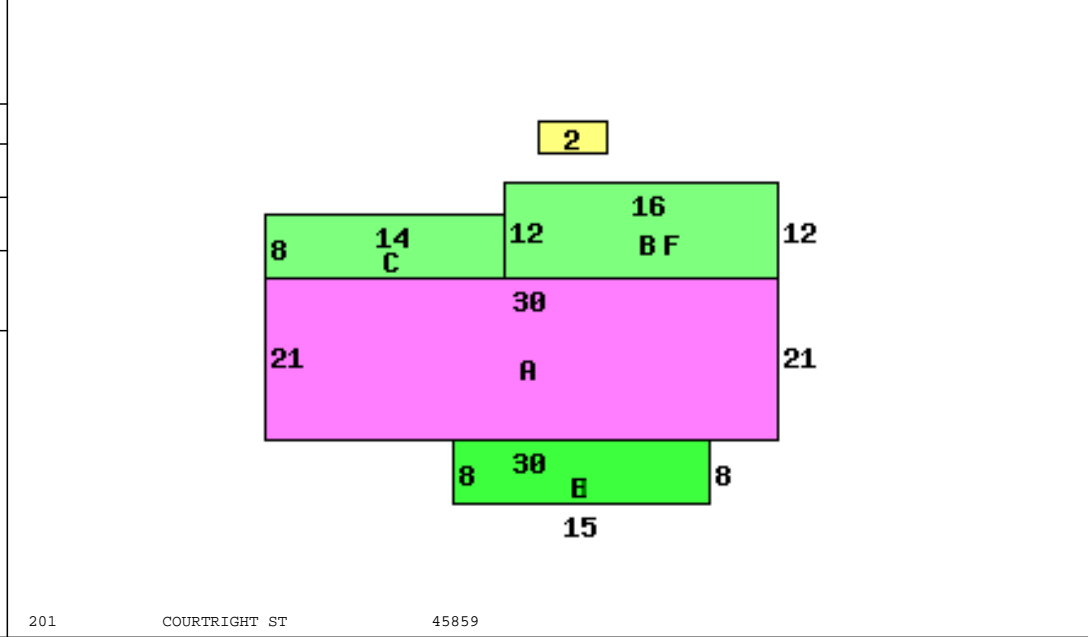
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
LQB	F	M		630		a	*MAIN
	CAN	P		192	1540	b	PORCH
	EPF	P		112	4480	c	PORCH
	CFY	P		120	960	d	PORCH
	STP	P		120	480	e	PORCH
	DK	P		192	2880	f	PORCH

#: 59 L/W
304700590000 .001A

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
206	7	2018-05-11	NC HOLLINGS 1 LLC	7WD	835000	1970	34970
102	1	2013-03-01	VANDEURZEN ANTHONINS WALT	1FD	29500	2970	33400

Year	Land	Bldg	Total	Net Tax
2021	720	15250	15970	693.82
2020	720	15250	15970	703.16

Project	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



201 COURTRIGHT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 1Q		
Floor Level	Main	FRAME 630 84140
	Qtr Story	FRAME 630 10570
	Basement	158 3330
	Subtotal	98040
Metal	Roof	GABLE
	B 1 2 U A	
Panelled Wall	X	X
Unfinished Wall	X	
Floor/Carpet	X	X
Floor/Tile-Lino	L	
Number of Rooms	1 4	2
Bedrooms	1	2
Plumbing		
Standard	1	
	Heating	-1600
	Extra Features	10340
	Total Value	106780
	PUB SIDEWALK	
	Neighborhood:	
	Code:	3000
	Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	LQB F			Cond	Value	Dpr	Dpr	Value
2 Garage		20X26	520	C	1971AV	.65		3800
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
	64.0000	48.00	100	81	70	57	2740	2740

Call Back:

Sign: PSN Date: 2015-05-01 Lister:

30-470001.0000-v082020R