MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470001.0000 RES
B63 2026

sale

2023 NC HOLGINGS 1 LLC	2018-05-11	
2024 NC HOLGINGS 1 LLC	2018-05-11	
2025 NC HOLGINGS 1 LLC	2018-05-11	
2026 NC HOLGINGS 1 LLC	2018-05-11	ORIG 1 N PT 2
201 COURTRIGHT	7WD	
	$835,000	
MCGUFFEY OH 45859		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2740	2740	2740	2740		2740	3170	3170
Bldg100%	51170	51170	51170	51170		51170	61770	61770
Totl100%	53910t	53910t	53910t	53910t		53910t	64940t	64940t
Cauv100%								
Tax Value:								
Land 35%	960	960	960	960		960	1110	1110
Bldg 35%	17910	17910	17910	17910		17910	21620	21620
Totl 35%	18870t	18870t	18870t	18870t		18870t	22730t	22730t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	714.92	693.26	692.30	692.30	692.30			
Sp-Asmnt	80.15	96.87	96.87	96.87				

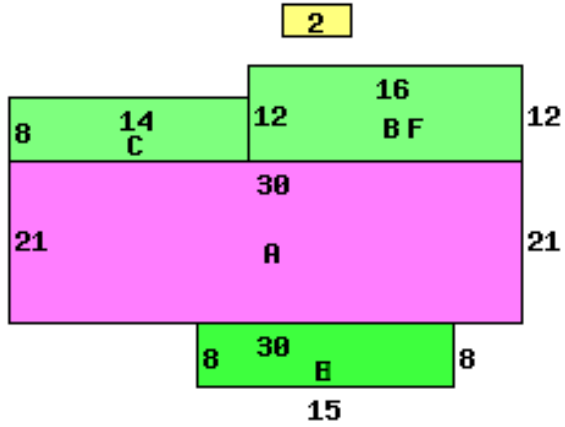
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1QB	F	M		630		a	*MAIN
	CAN	P		192	1540	b	PORCH
	EFP	P		112	4480	c	PORCH
	CPY	P		120	960	d	PORCH
	STP	P		120	480	e	PORCH
	DK	P		192	2880	f	PORCH

#: 59 L/W
304700590000 .001A

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

Year	Land	Bldg	Total	Net Tax
2022	720	15250	15970	657.22
2021	720	15250	15970	693.82

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%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1QB F		630		D+	OLD/GD	90760	.40		57180
2	Garage		20X26	520		C	1971AV	12480	.65		4590

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	64.0000	48.00	100	81	81	66	3170	3170

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

30-470001.0000-v082020R