MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470004.0000 RES
B66 2026

sale

2023 HANEY ERIC D & PEGGY	2001-04-13	
2024 HANEY ERIC D & PEGGY	2001-04-13	
2025 HANEY ERIC D & PEGGY	2001-04-13	
2026 HANEY ERIC D & PEGGY S	2001-04-13	ORIG 4
207 COURTRIGHT ST	2WD	
	$0	
MCGUFFEY OH 45859		

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

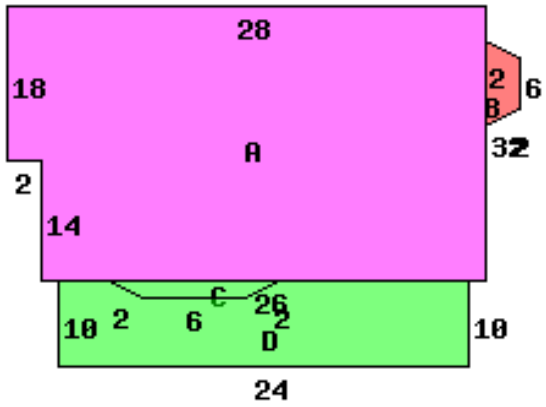
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%	5630	5630	5630	5630		5630	6800	6790
Totl100%	7910t	7910t	7910t	7910t		7910t	9430t	9430t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%	1970	1970	1970	1970		1970	2380	2380
Totl 35%	2770t	2770t	2770t	2770t		2770t	3300t	3300t
Hmstd35%								
Owner Oc	2.46	2.34	2.34	2.34	2.34			
Hmstd RB								
Net Tax	102.48	99.42	99.28	99.28	99.28			
Sp-Asmnt	30.29	39.82	39.82	39.82				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 +	F/C	M		868		a	*MAIN
1	F/C	A		16		b	ADDTN
1	OH	P		16	610	c	PORCH
	OFP	P		224	6720	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
169	2	2001-04-13	HANEY ERIC D & PEGGY S	2WD *	0	2490	12830

Year	Land	Bldg	Total	Net Tax
2022	600	1680	2280	91.38
2021	600	1680	2280	96.48

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			



207 COURTRIGHT ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	884	100760
	Full Upper	FRAME	868	59270
	Qtr Story	FRAME	868	3570
	Subtotal			163600
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Hardwood		X	X		
Number of Rooms		4	3		
Bedrooms			3		
Central Heat					A
HOT WATER					
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Plumbing	1400
Extra Features	7330
Total Value	172330
PUB PAVED ST/RD	
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	2 F/C		1752		C	OLD/VP	172330	.85	.75	6790

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	81	66	2640	2640

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470004.0000-v082020R