

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470010.0000
B88

RES
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 RAMEY CINDY	2020-06-11	
2023 RAMEY CINDY	2020-06-11	
2024 RAMEY CINDY	2020-06-11	
2025 RAMEY CINDY	2020-06-11	ORIG 10
307 COURTRIGHT ST	3AF	
MCGUFFEY OH 45859	\$0	

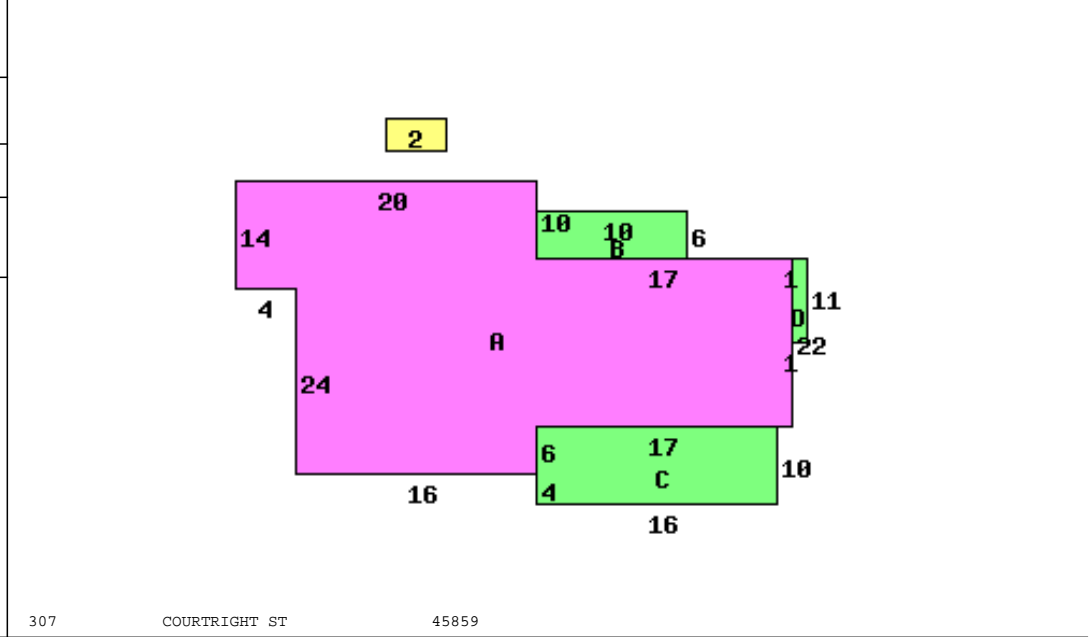
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1710	2290	2290	2290	2280
Bldg100%	42570	65970	65970	65970	65970
Totl100%	44290t	68260t	68260t	68260t	68250t
Cauv100%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	14900	23090	23090	23090	23090
Totl 35%	15500t	23890t	23890t	23890t	23890t
Hmstd35%					
Owner Oc	16.60	21.28	20.24	20.26	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	270.56	544.56	505.70	492.40	
Sp-Asmnt	68.63	92.95	114.65	114.65	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1038			
	EFP	P		60	2400	b	PORCH
	OFF	P		160	4800	c	PORCH
	OH	P		11	420	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
243	3	2020-06-11	RAMEY CINDY	3AF *	0	1630	34310
92	2	2017-03-06	RAMEY LARRY & CINDY	2SD *	0	2490	34140
103	2	2006-03-08	RAMEY LARRY PHILLIP	2CT *	0	2740	32660

Year	Land	Bldg	Total	Net Tax
2021	600	14900	15500	285.56
2020	600	14900	15500	289.44

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level		
	Main	FRAME
	Basement	
	Subtotal	123830
Shingle	Roof	GABLE
	B 1 2 U A	
Plaster/Drywall	X	Extra Features
Panelled Wall	X	Total Value
Unfinished Wall	X	
Floor/Pine	X	PUB SIDEWALK
Floor/Tile-Lino	X	
Number of Rooms	1 4	Neighborhood:
Bedrooms	2	Code:
		3000
		Dwl/Gar/NC%
		.8700
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F	1038		C-	OLD/GD	118310	.40	61760
2 Garage		24X24	576	C	1974AV	13820	.65	4210
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value
		40.00	100	81	70	57	2280	2280

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470010.0000-v082020R