MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470010.0000 RES
B88 2026

sale

2023 RAMEY CINDY	2020-06-11	
2024 RAMEY CINDY	2020-06-11	
2025 RAMEY CINDY	2020-06-11	
2026 RAMEY CINDY	2020-06-11	ORIG 10
307 COURTRIGHT ST	3AF	
	$0	
MCGUFFEY OH 45859		

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

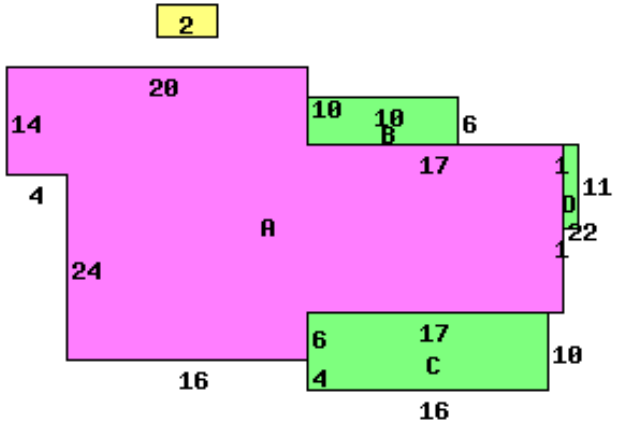
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%	65970	65970	65970	65970		65970	79630	79620
Totl100%	68260t	68260t	68260t	68260t		68260t	82260t	82260t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%	23090	23090	23090	23090		23090	27870	27870
Totl 35%	23890t	23890t	23890t	23890t		23890t	28790t	28790t
Hmstd35%								
Owner Oc	21.28	20.24	20.26	20.26	20.26			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	544.56	505.70	492.40	492.40	492.40			
Sp-Asmnt	92.95	114.65	114.65	114.65				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1038		a	*MAIN
	EFP	P		60	2400	b	PORCH
	OFP	P		160	4800	c	PORCH
1	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
2022	600	14900	15500	270.56
2021	600	14900	15500	285.56

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			



307 COURTRIGHT ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1038	104480
	Basement		1038	19350
	Subtotal			123830
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall			X		
Panelled Wall			X		
Unfinished Wall	X				
Floor/Pine			X		
Floor/Tile-Lino			X		
Number of Rooms		1	4		
Bedrooms			2		
Central Heat			A		
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	7620
Total Value	131450
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	1 B F		1038		C-	OLD/GD	118310	.40		74540
2	Garage		24X24	576		C	1974AV	13820	.65		5080

	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: 30-470010.0000-v082020R