

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470035.0000  
B41

RES  
2025

sale

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

2022 KEEN ARDITH	1992-08-03	
2023 KEEN ARDITH	1992-08-03	
2024 KEEN ARDITH	1992-08-03	
2025 KEEN ARDITH	1992-08-03 ORIG 35	
303 RICKETT	1QC	
MCGUFFEY OH 45859	\$0	

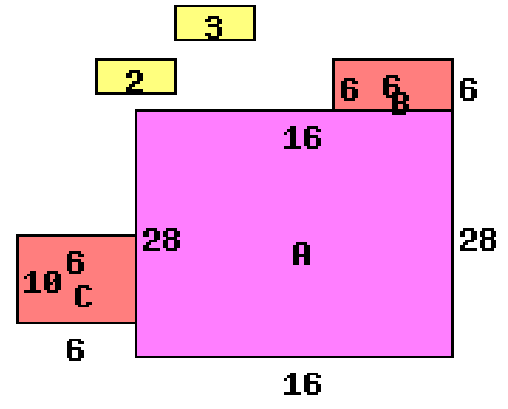
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1710	2290	2290	2290	2280
Bldg100%	21230	32370	32370	32370	32370
Totl100%	22940t	34660t	34660t	34660t	34650t
Cauv100%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	7430	11330	11330	11330	11330
Totl 35%	8030t	12130t	12130t	12130t	12130t
Hmstd35%	7830	11890	11890	11890	
Owner Oc	8.40	10.60	10.08	10.08	hmstd 800 l 11090 b
Hmstd RB	313.84	339.26	351.74	363.80	
Net Tax	8.22	109.70	83.80	71.14	
Sp-Asmnt	46.14	58.03	72.99	72.99	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		448		b	ADDTN
1	F/C	A		36		c	ADDTN
1	F/C	A		60			

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
721	1	1992-08-03		1QC *	0	0	9510

Year	Land	Bldg	Total	Net Tax
2021	600	7430	8030	8.66
2020	600	7430	8030	353.56

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



303 RICKETT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	544	77060
Main	FRAME	
Part Upper	FRAME	448 24730
Subtotal		101790
Shingle	Roof	GABLE
Plaster/Drywall	X	X
Floor/Pine	X	X
Floor/Carpet	X	
Floor/Tile-Lino	X	
Number of Rooms	2	3
Bedrooms		3
Central Heat	X	
Plumbing Standard	1	
Heating		-630
Total Value		101160
PUB SIDEWALK		
Neighborhood:		3000
Code:		.8700
Dwl/Gar/NC%		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	992		D	OLD/AV	80930	.55	Dpr	31680
2 Shed	*PP 0	8X10	80		1990AV	0			0
3 Shed		12X20	240	D	1985FR	2300	.70		690
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
		40.00	100	81	70	57	2280	2280	