MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470035.0000 RES
B41 2024

sale

2021	KEEN ARDITH	1992-08-03
2022	KEEN ARDITH	1992-08-03
2023	KEEN ARDITH	1992-08-03
2024	KEEN ARDITH	1992-08-03 ORIG 35
	303 RICKETT	1QC
		$0
	MCGUFFEY OH 45859	

Eff Rate: 47.98 45.44 41.45 40.13 a/r

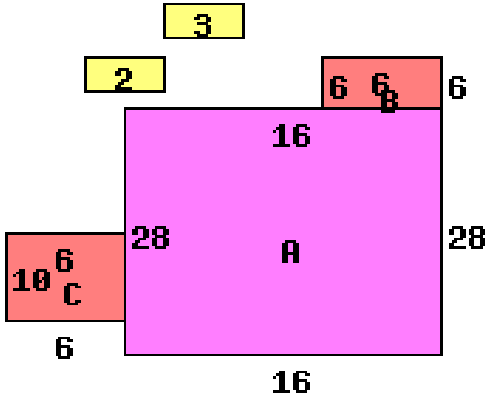
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1710	1710	2290	2290	2280
Bldg100%	21230	21230	32370	32370	32370
Totl100%	22940t	22940t	34660t	34660t	34650t
Cauv100%					
Tax Value:					
Land 35%	600	600	800	800	800
Bldg 35%	7430	7430	11330	11330	11330
Totl 35%	8030t	8030t	12130t	12130t	12130t
Hmstd35%	7830	7830	11890	11890	
Owner Oc	8.86	8.40	10.60	10.08	hmstd 800 l 11090 b
Hmstd RB	331.34	313.84	339.26	351.74	
Net Tax	8.66	8.22	109.70	83.80	
Sp-Asmnt	44.16	46.14	58.03	72.99	

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

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
2020	600	7430	8030	353.56
2019	570	5840	6410	260.40

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2024			
910 COTTONWOOD CONSERVANCY	XA/2024			
514 *MCGUFFEY LIGHTS	XV/2024			
500 HARDIN COUNTY LANDFILL	XA/2024			



303 RICKETT ST 45859

Occupancy 1 Single Family

Story Height 1H

Floor Level			Sq-Ft	Value
	Main	FRAME	544	77060
	Part Upper	FRAME	448	24730
	Subtotal			101790
Shingle	Roof	GABLE		

*DWELLING COMPUTATIONS

B 1 2 U A

Plaster/Drywall	X	X	Heating	-630
Floor/Pine		X	Total Value	101160
Floor/Carpet	X			
Floor/Tile-Lino	X		PUB SIDEWALK	
Number of Rooms	2	3		
Bedrooms		3	Neighborhood:	
			Code:	3000
Central Heat	X		Dwl/Gar/NC%	.8700
Plumbing				
Standard	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		992		D	OLD/AV	80930	.55		31680
2	Shed	*PP 0	8X10	80			1990AV	0			0
3	Shed		12X20	240		D	1985FR	2300	.70		690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	100	81	70	57	2280	2280

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470035.0000-v082020R