

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470035.0000  
B41

RES  
2025

sale

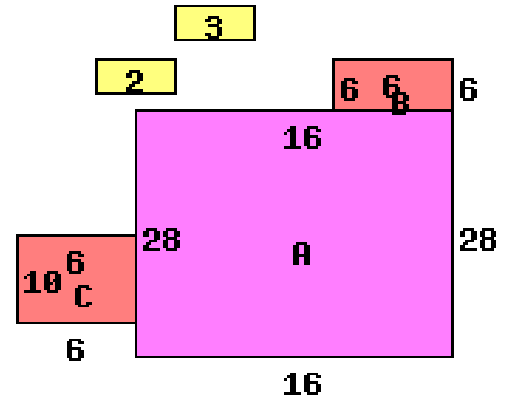
Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

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	2025	
Prop Cls	510	510	510	510	510	CAMA 510
Acres						
Land100%	1710	2290	2290	2290	2290	2280
Bldg100%	21230	32370	32370	32370	32370	32370
Totl100%	22940t	34660t	34660t	34660t	34660t	34650t
Cauv100%						
Tax Value:						
Land 35%	600	800	800	800	800	800
Bldg 35%	7430	11330	11330	11330	11330	11330
Totl 35%	8030t	12130t	12130t	12130t	12130t	12130t
Hmstd35%	7830	11890	11890	11890	11890	
Owner Oc	8.40	10.60	10.08	10.08	10.08	hmstd 800 l 11090 b
Hmstd RB	313.84	339.26	351.74	363.80	363.80	
Net Tax	8.22	109.70	83.80	71.14	71.14	
Sp-Asmnt	46.14	58.03	72.99	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
721	1	1992-08-03		1QC *	0	0
co:bldg						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	Main	FRAME 544 77060
	Part Upper	FRAME 448 24730
	Subtotal	101790
Shingle	Roof	GABLE
Plaster/Drywall	B 1 2 U A	
Floor/Pine	X X	Heating -630
Floor/Carpet	X	Total Value 101160
Floor/Tile-Lino	X	
Number of Rooms	2 3	PUB SIDEWALK
Bedrooms	3	Neighborhood:
Central Heat	X	Code: 3000
		Dwl/Gar/NC% .8700
Plumbing Standard	1	

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	