

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470035.0000
B41

RES
2025

sale

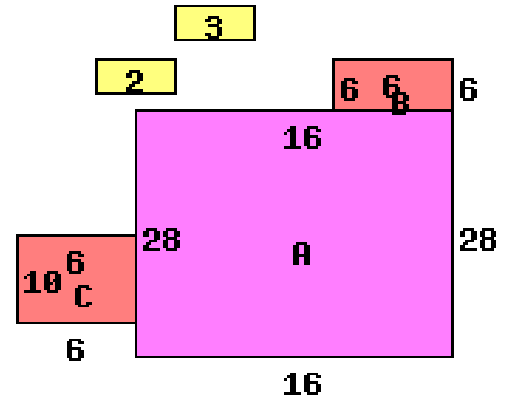
Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

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	
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	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	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1H F/C	FtxFt	Rate	Cond	Value	Dpr Dpr	Value
2 Shed	*PP 0	8X10	80	1990AV	0	.55	31680
3 Shed		12X20	240	1985FR	2300	.70	690
front lot	acres/	effective	depth	actual	effective	extended	true
	frontage	frontage	depth	rate	rate	value	value
		40.00	100	81	70	2280	2280