MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470035.0000 RES
B41 2026

sale

2023 KEEN ARDITH	1992-08-03	
2024 KEEN ARDITH	1992-08-03	
2025 KEEN ARDITH	1992-08-03	
2026 KEEN ARDITH	1992-08-03	ORIG 35
303 RICKETT	1QC	
	$0	
MCGUFFEY OH 45859		

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

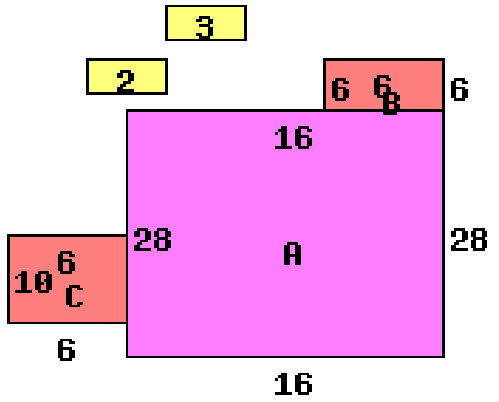
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%	32370	32370	32370	32370		32370	38940	38930
Totl100%	34660t	34660t	34660t	34660t		34660t	41570t	41570t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%	11330	11330	11330	11330		11330	13630	13630
Totl 35%	12130t	12130t	12130t	12130t		12130t	14550t	14550t
Hmstd35%	11890	11890	11890	11890		11890	14300	
Owner Oc	10.60	10.08	10.08	10.08	10.08	hmstd 800 l 11090 b		
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	109.70	83.80	71.14	71.14	71.14			
Sp-Asmnt	58.03	72.99	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	co:bldg
721	1	1992-08-03		1QC *	0	0	9510

Year	Land	Bldg	Total	Net Tax
2022	600	7430	8030	8.22
2021	600	7430	8030	8.66

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	544	77060
	Part Upper	FRAME	448	24730
	Subtotal			101790
Shingle	Roof	GABLE		

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%	1.0500

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		38240
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	81	66	2640	2640

Call Back: Sign: PSN Date: 2015-05-01 Lister:

30-470035.0000-v082020R