

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470037.0000
B43

RES
2025

sale

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

2022	FREEMAN TERESA KLING	2010-11-05	
2023	FREEMAN TERESA KLING	2010-11-05	
2024	FREEMAN TERESA KLING	2010-11-05	
2025	FREEMAN TERESA KLING	2010-11-05	ORIG 37
	307 RICKETT ST	LWD	
	MCGUFFEY OH 45859	\$15,000	

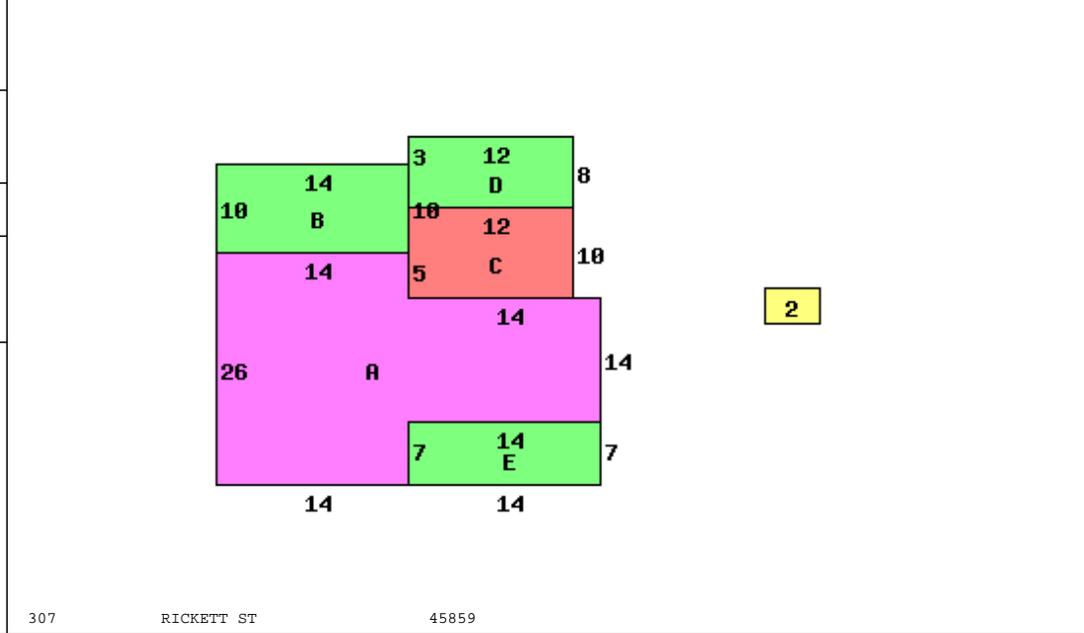
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	1710	2290	2290	2290	2280
Bldg100%	37140	47490	47490	47490	47480
Totl100%	38860t	49770t	49770t	49770t	49760t
Cauvl00%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	13000	16620	16620	16620	16620
Totl 35%	13600t	17420t	17420t	17420t	17420t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	559.68	659.98	639.96	639.10	
Sp-Asmnt	62.91	73.99	91.73	557.61	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		560		a	*MAIN
	EFP	P		140	5600	b	PORCH
1	F/C	A		120		c	ADDTN
	STP	P		96	380	d	PORCH
	OPP	P		98	2940	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
517	1	2010-11-05	FREEMAN TERESA KLING	LWD *	15000	2090	34630
397	1	2010-08-23	FEDERAL HOME LOAN MORTGAG	LSH *	25334	2090	34630
222	1	1999-04-27	EVANS NORMAN R & PEGGY S	LWD	45000	2110	24710
611	1	1994-07-07	JOHANSEN LUKE W & ANGELA	LWD	25000	0	25430
998	1	1989-11-27		LWD	25000	0	23110

Year	Land	Bldg	Total	Net Tax
2021	600	13000	13600	590.86
2020	600	13000	13600	598.80

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
552 DELQ WATER MCGUFFEY CORP			XA/2025
625 DELQ SEWER - MCGUFFEY			XA/2025



307 RICKETT ST 45859

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1H			Sq-Ft	Value
Floor Level		Main	FRAME	680	87970
		Part Upper	FRAME	560	28380
		Subtotal			116350
Metal		Roof	GABLE		
Plaster/Drywall	X	X		Heating	-1480
Panelled Wall	X	X		Extra Features	8920
Floor/Pine	X	X		Total Value	123790
Floor/Carpet	X	X			
Number of Rooms	3	3		PUB SIDEWALK	
Bedrooms		3			
Plumbing				Neighborhood:	
Standard	1			Code:	3000
				Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C			Cond	Value	Dpr	Dpr	Value
2 Garage		22X24	528	C- 1984AV	111410	.55		43620
				C 1984AV	12670	.65		3860
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
		40.00	100	81	70	57	2280	2280