

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

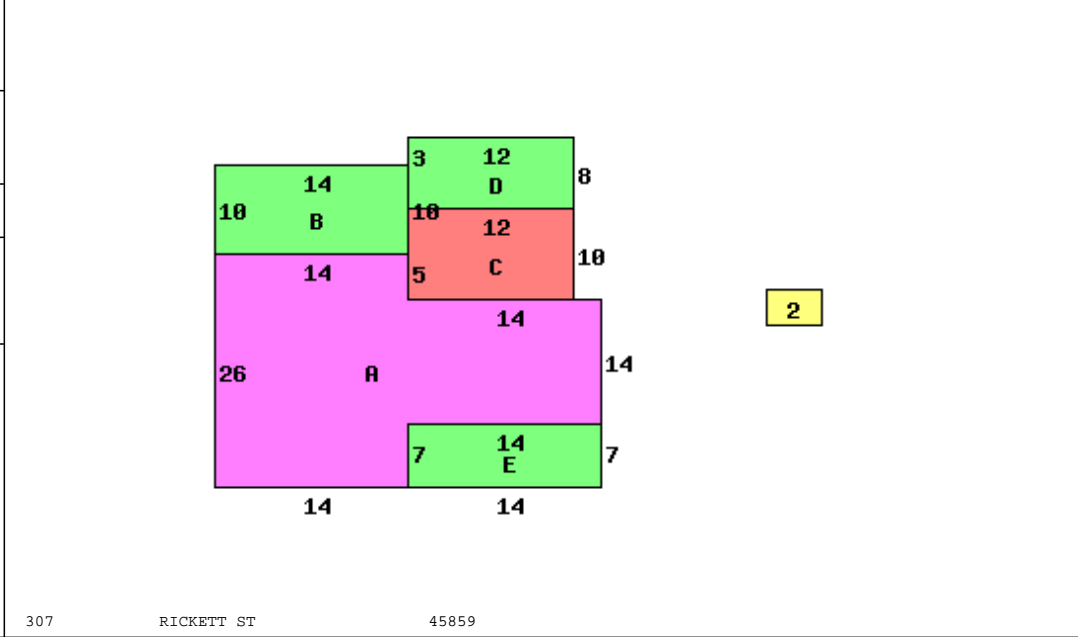
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	1710	2290	2290	2290	2280
Land100%	37140	47490	47490	47490	47480
Bldg100%	38860t	49770t	49770t	49770t	49760t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	600	800	800	800	800
Bldg 35%	13000	16620	16620	16620	16620
Totl 35%	13600t	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+ 1H	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		560			
	EFP	P		140	5600		b PORCH
	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



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		1240	C-	OLD/AV	.55	Dpr	43620
2 Garage		22X24	528	C	1984AV	.65	Dpr	3860
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	40.00	100	81	70	57	2280	2280	