MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470037.0000 RES
B43 2026

sale

2023 FREEMAN TERESA KLING	2010-11-05	
2024 FREEMAN TERESA KLING	2010-11-05	
2025 FREEMAN TERESA KLING	2010-11-05	
2026 FREEMAN TERESA KLING	2010-11-05	ORIG 37
307 RICKETT ST	1WD	
	$15,000	
MCGUFFEY OH 45859		

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

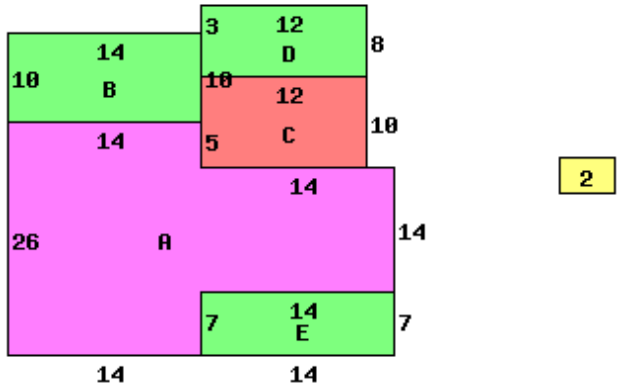
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2290	2290	2290	2290		2290	2630	2640
Bldg100%	47490	47490	47490	47490		47490	57310	57300
Totl100%	49770t	49770t	49770t	49770t		49770t	59940t	59940t
Cauv100%								
Tax Value:								
Land 35%	800	800	800	800		800	920	920
Bldg 35%	16620	16620	16620	16620		16620	20060	20060
Totl 35%	17420t	17420t	17420t	17420t		17420t	20980t	20980t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	659.98	639.96	639.10	639.10	639.10			
Sp-Asmnt	73.99	91.73	557.61	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
	OFP	P		98	2940	e	PORCH

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

Year	Land	Bldg	Total	Net Tax
2022	600	13000	13600	559.68
2021	600	13000	13600	590.86

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	680	87970
	Part Upper	FRAME	560	28380
	Subtotal			116350
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall			X		
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms		3	3		
Bedrooms			3		
Plumbing					
Standard		1			

Heating	-1480
Extra Features	8920
Total Value	123790
PUB SIDEWALK	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	1.0500

	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		1240		C-	OLD/AV	111410	.55		52640
2	Garage		22X24	528		C	1984AV	12670	.65		4660

	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:

30-470037.0000-v082020R