

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-480003.0000  
B53

RES  
2025

sale

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

2022 RISNER JUDY M &	2013-06-07
2023 RISNER JUDY	2022-11-30
2024 RISNER JUDY	2022-11-30
2025 RISNER TRACY & REBECCA	2024-07-19 MCGUFFEYS 1ST PT 3
405 COURTRIGHT ST	1SD
MCGUFFEY OH 45859	\$50,000

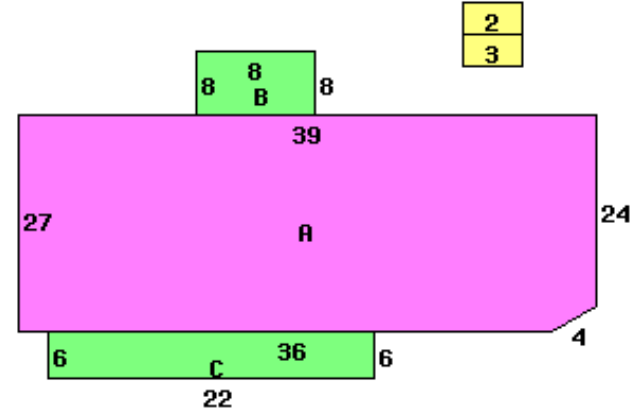
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2310	3060	3060	3060	3050
Bldg100%	36260	62140	62140	62140	62130
Totl100%	38570t	65200t	65200t	65200t	65180t
Cauv100%					
Tax Value:					
Land 35%	810	1070	1070	1070	1070
Bldg 35%	12690	21750	21750	21750	21750
Totl 35%	13500t	22820t	22820t	22820t	22810t
Hmstd35%					
Owner Oc	14.46				
Hmstd RB					
Net Tax	541.12	864.56	838.36	837.20	
Sp-Asmnt	62.60	89.62	110.86	110.86	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1049		a	*MAIN
	WDD	P		64	960	b	PORCH
	OFF	P		132	3960	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
290	1	2024-07-19	RISNER TRACY & REBECCA	RI 1SD	50000	3060	62140
546	1	2022-11-30	RISNER JUDY	1CT *	0	2310	36260
257	1	2013-06-07	RISNER JUDY M &	1WD *	0	3310	45400

Year	Land	Bldg	Total	Net Tax
2021	810	12690	13500	571.24
2020	810	12690	13500	578.92

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



405 COURTRIGHT ST 45859

Occupancy 4 M/H on Real Estate	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1049	105580
Shingle	Subtotal	105580
	Roof	
Panelled Wall	X	Air Conditioning 1840
Floor/Carpet	X	Plumbing 2100
Floor/Tile-Lino	L	Extra Features 4920
Number of Rooms	6	Total Value 114440
Bedrooms	2	
Central Heat	A	PUB ALLEY
FORCED AIR		Neighborhood:
Central A/C	A	Code: 3000
Plumbing		Dwl/Gar/NC% .8700
Standard	1	
Extra 3 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	1049		MHD	1995AV	91550	.24	Dpr	60530
2 Garage		12X20	240	D	1996AV	4610	.60		1600
3 Shed	*PP F 0	8X10	80		OLD/	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	factor	rate	rate	value	value	
		50.00	115	87	70	61	3050	3050	