

MARION TWP
MCGUFFEY CORP

00290

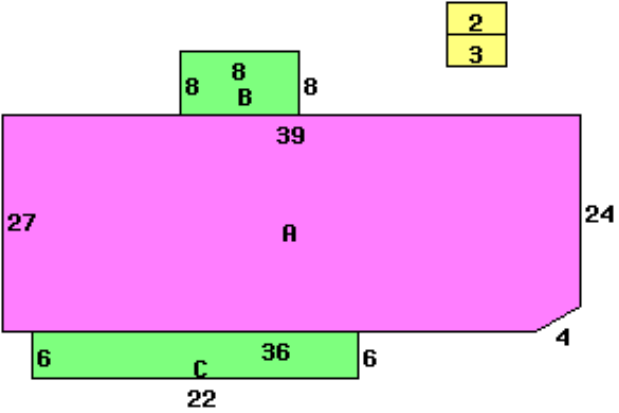
Hardin County, Ohio
Michael T. Bacon, Auditor

30-480003.0000
B53

RES
2024

Sale			Eff Rate:- 47.98 — 45.44 — 41.45 — 40.13 — a/r					
2021 RISNER JUDY M &	2013-06-07		Tax Year	2021	2022	2023	2024	CAMA
2022 RISNER JUDY M &	2013-06-07		Prop Cls	510	510	510	510	510
2023 RISNER JUDY	2022-11-30		Acres					
2024 RISNER JUDY	2022-11-30	MCGUFFEYS 1ST PT 3	Land100%	2310	2310	3060	3060	3050
405 COURTRIGHT ST	1CT		Bldg100%	36260	36260	62140	62140	62130
MCGUFFEY OH 45859	\$0		Totl100%	38570t	38570t	65200t	65200t	65180t
			Cauv100%					
			Tax Value:					
			Land 35%	810	810	1070	1070	1070
			Bldg 35%	12690	12690	21750	21750	21750
			Totl 35%	13500t	13500t	22820t	22820t	22810t
			Hmstd35%					
			Owner Oc	15.28	14.46			
			Hmstd RB					
			Net Tax	571.24	541.12	864.56	838.36	
			Sp-Asmnt	60.60	62.60	89.62	110.86	
2025 RISNER TRACY & REBECCA								
405 COURTRIGHT ST								
MCGUFFEY OH 45859								

SHB+ 1	CONS F/C WDD OFF	TYPE M P P	FACT 1049 64 132	SQ-FT 960 3960	VALUE a b c	*MAIN PORCH PORCH				
Sale#	#p	sale date	To	TRACY & REBECCA	Type/Invalid?	Sale\$	co:land	co:bldg		
290	1	2024-07-19	RISNER	JUDY	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						
2020	810	12690	13500	578.92						
2019	770	10080	10850	429.06						
p r o j e c t							ben acres	/ %	factor	
902	MAIN DISTRICT CONSERVANCY				XA/2024					
910	COTTONWOOD CONSERVANCY				XA/2024					
514	*MCGUFFEY LIGHTS				XV/2024					
500	HARDIN COUNTY LANDFILL				XA/2024					



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS													
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy	Fnc	True
Floor Level		Main	FRAME	1049	105580	1 MH/REAL	1 F/C	1049				1995AV		91550	.24		60530
Shingle		Subtotal			105580	2 Garage		12X20	240			1996AV		4610	.60		1600
		Roof	GABLE			3 Shed	*PP F 0	8X10	80			OLD/		0			0
Panelled Wall	B	1 2 U A				acres/		effective									
Floor/Carpet	X				Air Conditioning		frontage	frontage	depth	depth	actual	effective		extended			true
Floor/Tile-Lino	X				Plumbing			50.00	115	87	70	61		value			value
Number of Rooms	L				Extra Features									3050			3050
Bedrooms	6				Total Value	114440											
	2																
Central Heat					PUB ALLEY												
FORCED AIR	A				Neighborhood:												
Central A/C					Code:	3000											
Plumbing					Dwl/Gar/NC%	.8700											
Standard	1																
Extra 3 Fixture	1																
						</											

Call Back:

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

30-480003.0000-v082020R