

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

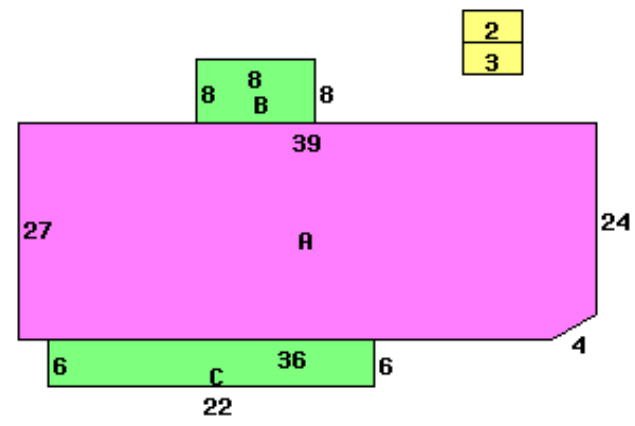
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2310	3060	3060	3060	3050
Bldg100%	36260	62140	62140	62140	62130
Totl100%	38570t	65200t	65200t	65200t	65180t
Cauvl00%					
Tax Value:					
Land 35%	810	1070	1070	1070	1070
Bldg 35%	12690	21750	21750	21750	21750
Totl 35%	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



Occupancy 4 M/H on Real Estate				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level		Main	FRAME	1049	105580
Shingle		Subtotal			105580
		Roof	GABLE		
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	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C			MHD	1995AV	.24	Dpr	60530
2 Garage		12X20	240	D	1996AV	.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