MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480003.0000 RES
B53 2025

sale

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	
	$50,000	
MCGUFFEY OH 45859		

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

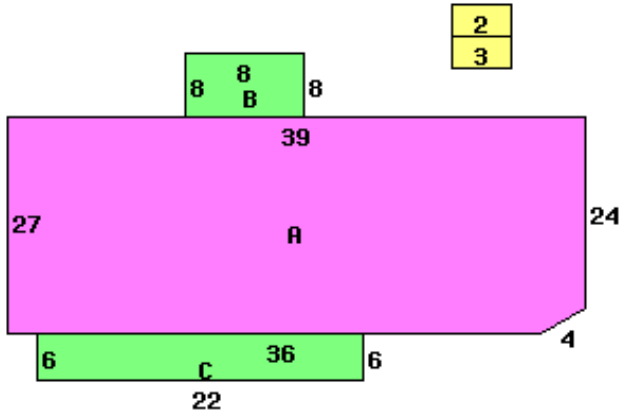
	2022	2023	2024	2025	2025	CAMA
Tax Year						
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2310	3060	3060	3060	3060	3500
Bldg100%	36260	62140	62140	62140	62140	75000
Totl100%	38570t	65200t	65200t	65200t	65200t	78500t
Cauv100%						
Tax Value:						
Land 35%	810	1070	1070	1070	1070	1230
Bldg 35%	12690	21750	21750	21750	21750	26250
Totl 35%	13500t	22820t	22820t	22820t	22820t	27480t
Hmstd35%						
Owner Oc	14.46					
Hmstd RB						
Net Tax	541.12	864.56	838.36	837.20	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
	OFP	P		132	3960	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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

Story Height 1
Floor Level Main FRAME
Subtotal
Shingle Roof GABLE

B 1 2 U A

Panelled Wall	X
Floor/Carpet	X
Floor/Tile-Lino	L
Number of Rooms	6
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1

*DWELLING COMPUTATIONS

	Sq-Ft	Value
	1049	105580
		105580

Air Conditioning	1840
Plumbing	2100
Extra Features	4920
Total Value	114440
PUB ALLEY	
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	MH/REAL	1 F/C		1049		MHD	1995AV	91550	.24		73060
2	Garage		12X20	240		D	1996AV	4610	.60		1940
3	Shed	*PP F 0	8X10	80			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	115	87	81	70	3500	3500

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

30-480003.0000-v082020R