

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 |

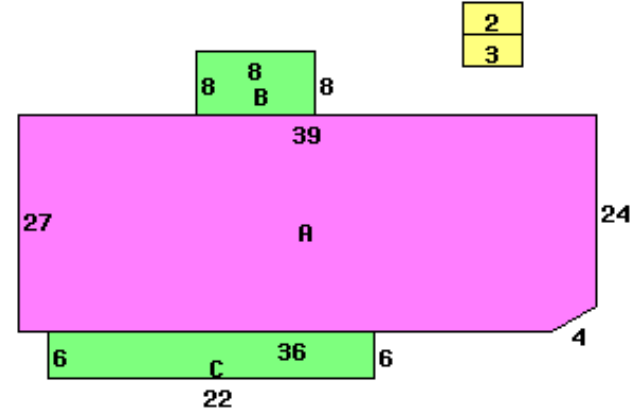
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|------------|--------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | | |
| Land100% | 2310 | 3060 | 3060 | 3060 | 3060 | 3050 |
| Bldg100% | 36260 | 62140 | 62140 | 62140 | 62140 | 62130 |
| Totl100% | 38570t | 65200t | 65200t | 65200t | 65200t | 65180t |
| Cauvl00% | | | | | | |
| Tax Value: | | | | | | |
| Land 35% | 810 | 1070 | 1070 | 1070 | 1070 | 1070 |
| Bldg 35% | 12690 | 21750 | 21750 | 21750 | 21750 | 21750 |
| Totl 35% | 13500t | 22820t | 22820t | 22820t | 22820t | 22810t |
| 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 | a | *MAIN |
| 1 | F/C | M | | 1049 | | b | PORCH |
| | WDD | P | | 64 | 960 | c | PORCH |
| | OFF | P | | 132 | 3960 | | 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 | 1049 105580 |
| Shingle | Subtotal 105580 |
| 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 |

| | | | | | | | | |
|-----------|----------|-----------|--------|-----------|---------|-----------|----------|-------|
| 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 |

| | | | |
|-----------|---------------|-------|-------|
| PUB ALLEY | Neighborhood: | Code: | 3000 |
| | Dwl/Gar/NC% | | .8700 |