MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480073.0000 RES
A06 2026

sale

2023 BOLEN CHARLES
2024 BOLEN CHARLES
2025 BOLEN CHARLES
2026 BOLEN CHARLES MC GUFFEYS 2ND 3
511 COURTRIGHT ST
$0
MCGUFFEY OH 45859

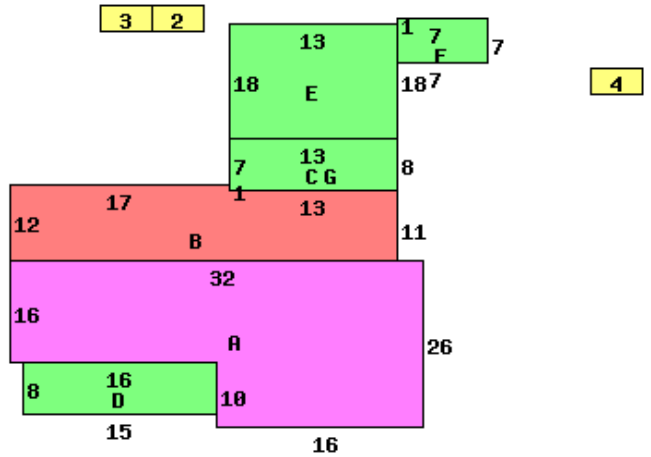
Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	76770	76770	76770	76770		76770	92660	92660
Totl100%	79570t	79570t	79570t	79570t		79570t	95890t	95900t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	26870	26870	26870	26870		26870	32430	32430
Totl 35%	27850t	27850t	27850t	27850t		27850t	33560t	33570t
Hmstd35%	26450	26450	26450	26450		26450	31870	
Owner Oc	23.56	22.42	22.42	22.42	22.42	hmstd 980 l	25470 b	
Hmstd RB								
Net Tax	1031.60	1000.74	999.32	999.32	999.32			
Sp-Asmnt	105.30	128.70	128.70	128.70				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		672		a	*MAIN
1	F/C	A		347		b	ADDTN
	CAN	P		104	830	c	PORCH
	OFP	P		120	3600	d	PORCH
	DK	P		234	3510	e	PORCH
	DK	P		49	740	f	PORCH
	DK	P		104	1560	g	PORCH

Year	Land	Bldg	Total	Net Tax
2022	740	22630	23370	938.04
2021	740	22630	23370	990.26

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		



511 COURTRIGHT ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1019	102560
	Part Upper	FRAME	672	32160
	Subtotal			134720
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Plumbing	1400
Panelled Wall	X		Extra Features	10240
Floor/Hardwood	X		Total Value	146360
Floor/Pine	X	X		
Number of Rooms	5	3	PUB SIDEWALK	
Bedrooms		3		
			Neighborhood:	
Central Heat	A		Code:	3000
HOT WATER			Dwl/Gar/NC%	1.0500
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1691		C-	OLD/GD	131720	.40		82980
2	Garage	F 0	20X24	480		C	OLD/GD	11520	.60		4840
3	Garage	F 0	20X24	480		C	1995AV	11520	.60		4840
4	Shed	*PP	8X10	80			2021AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480073.0000-v082020R