MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480075.0000 RES
A04 2025

sale

2022	MAYHONE MARILYN M	2005-07-27
2023	MAYHONE MARILYN M	2005-07-27
2024	MAYHONE MARILYN M	2005-07-27
2025	BATES KEITH	2024-10-21 MCGUFFEYS 2ND LOT 1
	507 COURTRIGHT ST	1QC
		$2,000
	MCGUFFEY OH 45859	

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

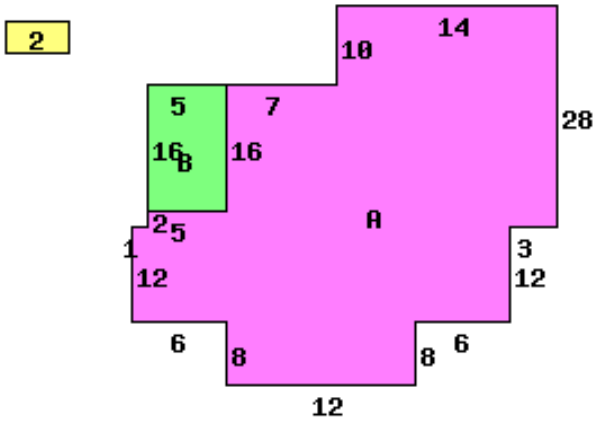
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%	34030	39940	39940	39940	39930
Totl100%	36140t	42740t	42740t	42740t	42730t
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	11910	13980	13980	13980	13980
Totl 35%	12650t	14960t	14960t	14960t	14960t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	520.60	566.78	549.60	548.86	
Sp-Asmnt	60.08	66.76	83.00	83.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		912		a	*MAIN
	OFP	P		80	2400	b	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
449	1	2024-10-21	BATES KEITH	1QC		2000	2800	39940
272	1	2005-07-27	MAYHONE MARILYN M	1WD	*	0	3090	23970
266	1	2005-04-28	MYLES LYLE D	1WD		14000	3090	23970
148	1	2005-04-28	DEUTSCHE BANK NATIONAL T	1QC	*	0	3090	23970
161	1	2005-03-17	PROVIDENT BANK THE	1SH		32900	3090	23970
18	1	2001-01-10	WATTS COREY W & SHELIA K	1WD	*	0	3060	22600
306	1	1999-06-02	WATTS COREY W & SHEILA N	1WD		15000	3600	21340
795	1	1994-08-30	ROWE ALINE	1WD	*	0	0	24110
701	1	1994-08-03	FOX BRENDA & DANIEL L	1WD	*	0	0	24110
821	1	1988-10-05		1WD		10000	0	22110
133	0	1988-02-24			*	0	0	22110

Year	Land	Bldg	Total	Net Tax
2021	740	11910	12650	549.58
2020	740	11910	12650	556.98

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			



507 COURTRIGHT ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	912	99880
	Subtotal			99880
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	1570
Panelled Wall	X	Extra Features	2400
Floor/Carpet	X	Total Value	103850
Floor/Tile-Lino	X		
Number of Rooms	4	PUB SIDEWALK	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3000
HOT WATER		Dwl/Gar/NC%	.8700
Central A/C	A		
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		912		C-	1930AV	93470	.55		36590
2	Garage		32X20	640		C	OLD/PR	15360	.75		3340

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	70	70	2800	2800

Call Back: Sign: PSN Date: 2015-05-08 Lister:

30-480075.0000-v082020R