

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-490007.0000
C06

RES
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 RISNER CHARLES M & MA	1988-07-29	
2021 RISNER CHARLES M & MA	1988-07-29	
2022 RISNER CHARLES M & MA	2021-08-10	
2023 RISNER CHARLES M & MARY	2021-08-10	JOHN MC GUFFEYS 7
111 WEST	3SD	
MCGUFFEY OH 45859	\$0	05.2-04-49-007

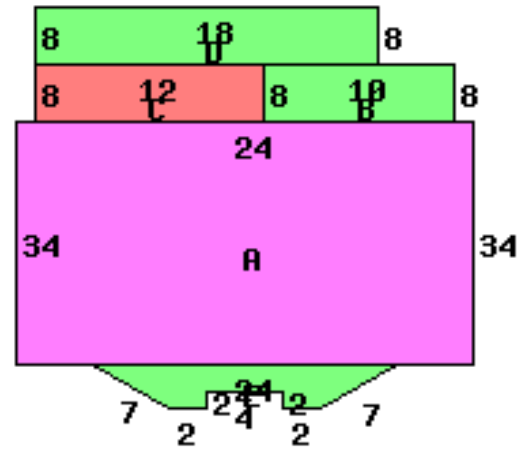
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	2770	2770	2770	2770	3730
Land100%	47460	47460	47460	57460	57460
Bldg100%	50230t	50230t	50230t	61200t	61190t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	970	970	970	1310	1310
Bldg 35%	16610	16610	16610	20110	20110
Totl 35%	17580t	17580t	17580t	21420t	21420t
Hmstd35%					
Owner Oc	20.16	19.90	18.84	19.08	
Hmstd RB					
Net Tax	753.88	743.88	704.62	792.44	
Sp-Asmnt	72.70	72.70	74.70	85.84	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1Q	F/C	M		816			
	EFP	P		80	3200		b PORCH
1	F/C	A		96			c ADDTN
	DK	P		144	2160		d PORCH
	OFF	P		64	1920		e PORCH

S/W	05.2-04	-49	-005,	05.2-04	-49	-006			
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
345	3	2021-08-10	RISNER CHARLES M & MARY M	3SD *	0	2770	47460		
586	0	1988-07-29		*	36000	0	23630		

Year	Land	Bldg	Total	Net Tax
2019	930	13490	14420	570.22
2018	930	13490	14420	572.78

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2023
910 COTTONWOOD CONSERVANCY				XA/2023
514 *MCGUFFEY LIGHTS				XV/2023
500 HARDIN COUNTY LANDFILL				XA/2023



111 WEST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level	912	99880
Main	FRAME	
Qtr Story	FRAME	816 13150
Subtotal		113030
Shingle	Roof	GRAMBLE
Plaster/Drywall	X	X
Panelled Wall	X	
Floor/Hardwood	X	
Floor/Pine		X
Floor/Carpet	X	
Number of Rooms	3	2
Bedrooms	1	2
Fireplace		
Openings	1	
Stacks	1	
Central Heat		A
HOT WATER		
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
		912		C-	1926GD	110080	.40	57460
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	depth	factor	rate	rate	value	value
	54.1300	54.00	144	98	70	69	3730	3730