

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-490007.0000  
C06

RES  
2025

sale

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

2022 RISNER CHARLES M & MA	2021-08-10	
2023 RISNER CHARLES M & MA	2021-08-10	
2024 RISNER CHARLES M & MA	2021-08-10	
2025 RISNER CHARLES M & MARY	2021-08-10	JOHN MC GUFFEYS 7
111 WEST	3SD	
MCGUFFEY OH 45859	\$0	

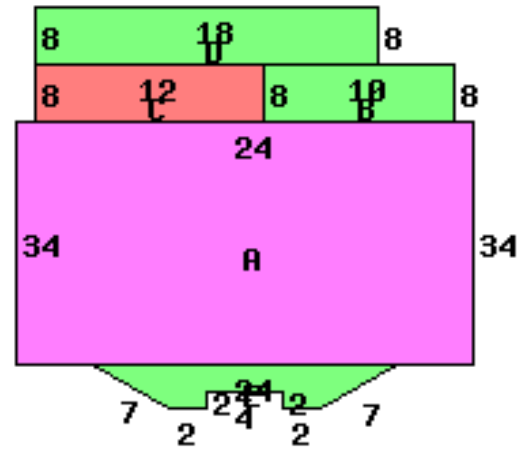
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2770	3740	3740	3740	3730
Land100%	47460	57460	57460	57460	57460
Bldg100%	50230t	61200t	61200t	61200t	61190t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	970	1310	1310	1310	1310
Bldg 35%	16610	20110	20110	20110	20110
Totl 35%	17580t	21420t	21420t	21420t	21420t
Hmstd35%					
Owner Oc	18.84	19.08	18.16	18.16	
Hmstd RB					
Net Tax	704.62	792.44	768.76	767.68	
Sp-Asmnt	74.70	85.84	104.52	104.52	

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
2021	970	16610	17580	743.88
2020	970	16610	17580	753.88

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



111 WEST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level	Main	FRAME 912 99880
	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	
Fireplaces		2000
Extra Features		7280
Total Value		122310
		PUB PAVED ST/RD
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		912	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