

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500031.0000
C95

RES
2025

sale

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

2022 RISNER CHRISTOPHER L	2001-10-19
2023 RISNER CHRISTOPHER L	2001-10-19
2024 RUSSELL MARY E	2023-08-24
2025 RUSSELL MARY E	2023-08-24 MC GUFFEYS HRS 2ND 4
211 W SOUTH ST	LWD
MCGUFFEY OH 45859	\$69,900

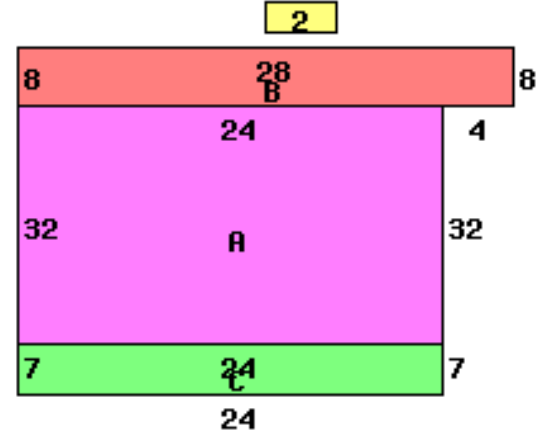
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2030	2690	2690	2690	2680
Bldg100%	31800	42140	42140	42140	42140
Totl100%	33830t	44830t	44830t	44830t	44820t
Cauvl00%					
Tax Value:					
Land 35%	710	940	940	940	940
Bldg 35%	11130	14750	14750	14750	14750
Totl 35%	11840t	15690t	15690t	15690t	15690t
Hmstd35%					
Owner Oc			13.30	13.30	hmstd 940 l 14750 b
Hmstd RB					
Net Tax	487.26	594.42	563.12	562.32	
Sp-Asmnt	57.60	68.76	85.60	85.60	

SHB+ 1Q	CONS F/C	TYPE M	FACT A	SQ-FT 768	VALUE 224	a *MAIN
1	EFF	P	P	168	6720	c ADDTN PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
334	1	2023-08-24	RUSSELL MARY E	LWD	69900	2030	31800
525	1	2001-10-19	RISNER CHRISTOPHER L & J	1	47500	2630	12400
744	1	2000-12-28	HOLLON RODNEY & DEB	1SD	15000	2630	12400
379	1	1998-08-31	PINKS IRENE	1CT *	0	3110	10770
1011	1	1991-12-06		LWD	16634	0	20230
139	0	1986-02-28		LWD *	9100	0	25030

Year	Land	Bldg	Total	Net Tax
2021	710	11130	11840	514.38
2020	710	11130	11840	521.30

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



211 W SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level	992	104140
	768	12180
		116320
Metal		
Plaster/Drywall	X	X
Floor/Carpet	X	X
Floor/Tile-Lino	L	
Number of Rooms	5	2
Bedrooms	2	1
Central Heat	A	
FORCED AIR		
Plumbing		
Standard	1	
Extra Features		6720
Total Value		123040
PUB PAVED ST/RD		
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		.8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1Q F/C	24X48	992	C-	OLD/FR	110740	.65		33720
2 Garage	CB 0	1152		C	1950AV	27650	.65		8420
front lot	acres/ frontage	effective frontage	depth	actual factor	depth	actual rate	effective rate	extended value	true value
	46.7900	47.00	102	82	70	57	2680	2680	