MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500031.0000 RES
C95 2026

sale

2023 RISNER CHRISTOPHER L		2001-10-19
2024 RUSSELL MARY E		2023-08-24
2025 RUSSELL MARY E		2023-08-24
2026 RUSSELL MARY E		2023-08-24 MC GUFFEYS HRS 2ND 4
211 W SOUTH ST		1WD
		$69,900
MCGUFFEY OH 45859		

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

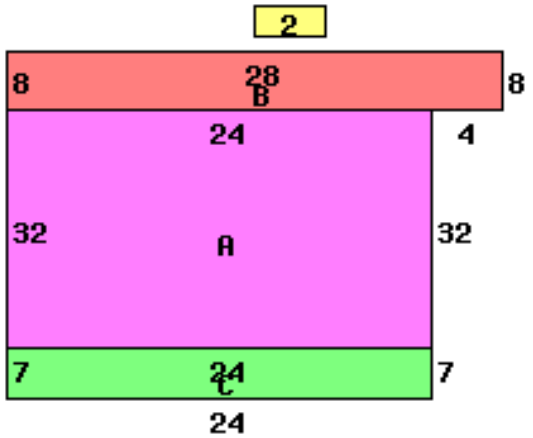
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2690	2690	2690	2690		2690	3110	3100
Bldg100%	42140	42140	42140	42140		42140	50860	50860
Totl100%	44830t	44830t	44830t	44830t		44830t	53970t	53960t
Cauv100%								
Tax Value:								
Land 35%	940	940	940	940		940	1090	1090
Bldg 35%	14750	14750	14750	14750		14750	17800	17800
Totl 35%	15690t	15690t	15690t	15690t		15690t	18890t	18890t
Hmstd35%				15690		15690	15690	
Owner Oc		13.30	13.30	13.30	13.30	hmstd 940 l 14750 b		
Hmstd RB								
Net Tax	594.42	563.12	562.32	562.32	562.32			
Sp-Asmnt	68.76	85.60	85.60	85.60				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
334	1	2023-08-24	RUSSELL MARY E	1WD	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		1WD	16634	0	20230
139	0	1986-02-28		*	9100	0	25030

Year	Land	Bldg	Total	Net Tax
2022	710	11130	11840	487.26
2021	710	11130	11840	514.38

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

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	992	104140
	Qtr Story	FRAME	768	12180
	Subtotal			116320
Metal	Roof	GABLE		

	B	1	2	U	A
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%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1Q F/C		992		C-	OLD/FR	110740	.65		40700
2	Garage	CB 0	24X48	1152		C	1950AV	27650	.65		10160

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	46.7900	47.00	102	82	81	66	3100	3100

Call Back: Sign: PSN Date: 2015-07-01 Lister: 30-500031.0000-v082020R