

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-500070.0000
B56

RES
2025

sale

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

2022 SATTERFIELD TREVOR AL	2021-10-29	
2023 SATTERFIELD TREVOR AL	2021-10-29	
2024 NEWMAN CODY P & NATAS	2023-06-30	
2025 NEWMAN CODY P & NATASHA	2023-06-30	MC GUFFEYS HRS 1ST 1 & 6
306 COURTRIGHT ST	1SD	
MCGUFFEY OH 45859	\$145,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7000	7000	7000	7000
Bldg100%	91490	89110	89110	89110	89120
Totl100%	96740t	96110t	96110t	96110t	96120t
Cauv100%					
Tax Value:					
Land 35%	1840	2450	2450	2450	2450
Bldg 35%	32020	31190	31190	31190	31190
Totl 35%	33860t	33640t	33640t	33640t	33640t
Hmstd35%					
Owner Oc	36.28	29.96			
Hmstd RB					
Net Tax	1357.18	1244.54	1235.86	1234.16	
Sp-Asmnt	130.65	130.01	149.21	149.21	

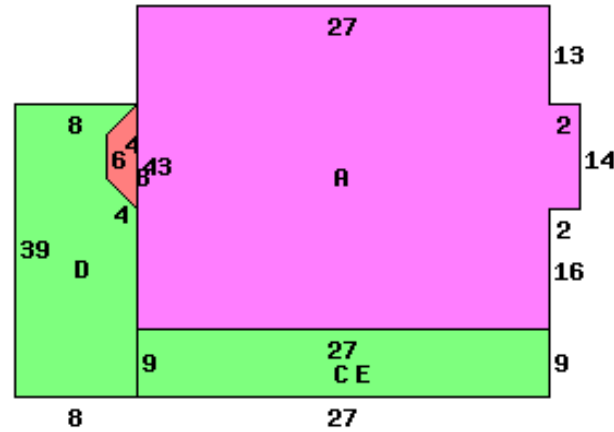
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
2 B	F	M		1189		a *MAIN
1	F/C	A		20		b ADDTN
	OFF	P		243	7290	c PORCH
	OFF	P		292	8760	d PORCH
F	F	A		243		e ADDTN

#: 69, L/W
305000690000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:blgd
256	1	2023-06-30	NEWMAN CODY P & NATASHA F	1SD	145000	5260	91490
588	1	2021-10-29	SATTERFIELD TREVOR ALAN I	1WD	92000	5260	91490
509	1	2020-11-03	LONG NATASHA N	1WD	64000	5000	74370
230	1	2007-06-25	HANEY PATRICIA	1QC *	0	8460	64570
707	2	1996-11-13	HANEY ANDREW L & PATRICI	2SD	19000	4510	20770
235	1	1991-04-10		1UN *	15000	0	29310
369	1	1989-05-10		1UN *	0	0	29310
132	1	1989-02-23		1UN *	0	0	29310

Year	Land	Bldg	Total	Net Tax
2021	1840	32020	33860	1432.74
2020	1840	32020	33860	1490.86

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



306 COURTRIGHT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	1209 103520
Full Upper	FRAME	1432 67990
Basement		1189 22150
Subtotal		193660
Shingle	Roof	GAMBREL
	B 1 2 U A	
Plaster/Drywall	X X	Fireplaces 4000
Unfinished Wall	X	Heating -1700
Floor/Hardwood	X X	Plumbing 1400
Number of Rooms	2 4 4	Extra Features 16050
Bedrooms	4	Total Value 213410
Fireplace		PUB SIDEWALK
Openings	2	PUB ALLEY
Stacks	1	
Central Heat	X	Neighborhood:
FORCED AIR		Code: 3000
Plumbing		Dwl/Gar/NC% .8700
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 B F					.40	.20	89120
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	rate	factor	rate	rate	value	value	
		100.00	150	100	70	7000	7000	

Call Back:

Sign: PSN Date: 2015-05-01 Lister:

30-500070.0000-v082020R