

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510002.0000
A125

RES
2025

sale

2022 MILLER ELLARE	
2023 MILLER ELLARE	
2024 MILLER ELLARE	
2025 MILLER ELLARE	
2025 MILLER ELLARE	MC GUFFEYS 3RD 2
603 COURTRIGHT	
MCGUFFEY OH 45859	\$0

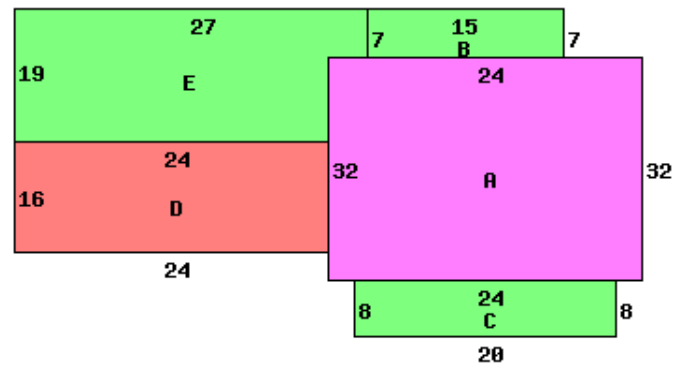
Eff Rate:-	45.44	41.45	40.13	40.08	a/r	
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2110	2800	2800	2800	2800	2800
Bldg100%	52090	72110	72110	72110	72110	72110
Totl100%	54200t	74910t	74910t	74910t	74910t	74910t
Cauv100%						
Tax Value:						
Land 35%	740	980	980	980	980	980
Bldg 35%	18230	25240	25240	25240	25240	25240
Totl 35%	18970t	26220t	26220t	26220t	26220t	26220t
Hmstd35%						
Owner Oc	20.32	23.36	22.22	22.22	22.22	
Hmstd RB	350.72	339.26	351.74	363.80	363.80	
Net Tax	409.64	630.76	589.32	575.92	575.92	
Sp-Asmnt	79.11	100.13	122.91	122.91		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		768		a	*MAIN
	EFF	P		105	4200	b	PORCH
	EFF	P		160	6400	c	PORCH
1	F/C	A		384		d	ADDTN
	DK	P		477	7160	e	PORCH

Year	Land	Bldg	Total	Net Tax
2021	740	18230	18970	432.40
2020	740	18230	18970	438.24

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

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603 COURTRIGHT ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1Q	Sq-Ft	Value
Floor Level	1152	102060
Main	768	12180
Qtr Story		114240
Subtotal		
Shingle		
Roof		
FRAME		
FRAME		
GABLE		
Plaster/Drywall	X	X
Panelled Wall	X	
Floor/Pine	X	X
Number of Rooms	5	2
Bedrooms	1	2
Heating		-890
Plumbing		1400
Extra Features		17760
Total Value		132510
PUB SIDEWALK		
Central Heat	X	
GRAV AIR		
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		.8700
Standard	1	
Extra 2 Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 AF/C	1152		C	OLD/GD	.40		69170
2 Garage		16X22	352	C	OLD/GD	.60		2940
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
	40.00	150	100	70	70	2800	2800	