

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-510003.0000  
A126

RES  
2025

sale

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

2022 VARGAS JAZMIN L CID &	2021-01-22
2023 VARGAS JAZMIN L CID &	2021-01-22
2024 VARGAS JAZMIN L CID &	2021-01-22
2025 VARGAS JAZMIN L CID & A	2021-01-22
607-607 1/2 COURTRIG	MC GUFFEYS 3RD 3-4
	1SD
	\$40,000
MCGUFFEY OH 45859	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4200	5600	5600	5600	5600
Bldg100%	51910	60370	60370	60370	60370
Totl100%	56110t	65970t	65970t	65970t	65970t
Cauvl00%					
Tax Value:					
Land 35%	1470	1960	1960	1960	1960
Bldg 35%	18170	21130	21130	21130	21130
Totl 35%	19640t	23090t	23090t	23090t	23090t
Hmstd35%					
Owner Oc	21.04	20.56	19.56	19.58	
Hmstd RB					
Net Tax	787.22	854.24	828.72	827.52	
Sp-Asmnt	85.21	95.21	111.82	111.82	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		800		a	*MAIN
	G	G		240	6720	b	GRAGE
	OFF	P		132	3960	c	PORCH
1	DK	P		72	1080	d	PORCH
	F/C	A		84		e	ADDTN

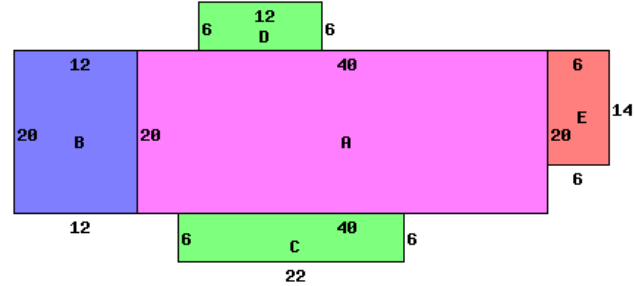
#: 4, L/W  
305100040000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
22	1	2021-01-22	VARGAS JAZMIN L CID & ANG	1SD	40000	4200	51910
206	7	2018-05-11	NC HOLDINGS 1 LLC	7WD	835000	4000	41740
556	1	2011-12-13	VAN DEURZEN ANTONIUS	1WD *	24000	6090	53400
157	2	2009-05-26	FRUCHEY DEAN ETAL	2CT *	0	7200	48860
399	1	1994-05-12	KEARNS CLARA M	1CT *	0	0	10310
698	0	1986-08-29		*	12000	0	12600
697	0	1986-08-29		*	12500	0	12600

Year	Land	Bldg	Total	Net Tax
2021	1470	18170	19640	853.28
2020	1470	18170	19640	864.74

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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607 - 607 1/2 COURTRIGHT S 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	884 100760
Shingle	100760
Plaster/Drywall	X
Floor/Carpet	X
Floor/Tile-Lino	X
Number of Rooms	6
Bedrooms	2
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Air Conditioning	1610
Garages and Carpets	6720
Extra Features	5040
Total Value	114130
PUB ALLEY	
Neighborhood:	
Code:	3000
Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Cond	Value	Dpr	Dpr	Value
2 Shed	*PP	8X10	64	1996A	91300	.24		60370
				OLD/	0			0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		80.00	150	100	70	5600	5600	