MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510008.0000 RES
A130 2025

sale

2022	RISNER GARY L & JUDY	2021-12-13
2023	RISNER GARY L & JUDY	2021-12-13
2024	WYSS RENTALS LLC	2023-08-02
2025	WYSS RENTALS LLC	2023-08-02 MC GUFFEYS 3RD 7-8
	705 COURTRIGHT	2WD
		$90,000
	MCGUFFEY OH 45859	

2026	WYSS BROOKE L	2025-01-30
	705 COURTRIGHT ST	2QC
	MCGUFFEY OH 45859	

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

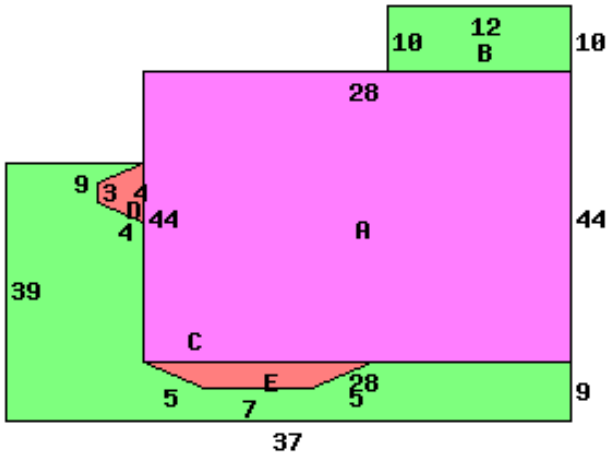
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3140	4200	4200	4200	4200
Bldg100%	70800	90600	90600	90600	90610
Totl100%	73940t	94800t	94800t	94800t	94810t
Cauv100%					
Tax Value:					
Land 35%	1100	1470	1470	1470	1470
Bldg 35%	24780	31710	31710	31710	31710
Totl 35%	25880t	33180t	33180t	33180t	33180t
Hmstd35%					
Owner Oc	27.74	29.56			
Hmstd RB	350.72	339.26			
Net Tax	686.60	888.26	1218.96	1217.28	
Sp-Asmnt	99.84	121.00	147.57	147.57	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		1232		a	*MAIN
	WDD	P		120	1800	b	PORCH
	OFP	P		541	16230	c	PORCH
1	F	A		18		d	ADDTN
1	F	A		44		e	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
53	2	2025-01-30	WYSS BROOKE L	2QC *	0	4200	90600
303	2	2023-08-02	WYSS RENTALS LLC	2WD	90000	3140	70800
555	1	2021-12-13	RISNER GARY L & JUDY	1SD *	0	3140	70800

Year	Land	Bldg	Total	Net Tax
2021	1100	24780	25880	724.78
2020	1100	24780	25880	734.56

	p r o j e c t		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			



705 COURTRIGHT ST 45859

Occupancy 1 Single Family

Story Height 1H

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1294	106980
	Part Upper	FRAME	1232	38990
	Basement		1232	22940
	Subtotal			168910
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Air Conditioning	4540
Unfinished Wall	X		Plumbing	1400
Floor/Pine		X	Extra Features	18030
Floor/Carpet	X		Total Value	192880
Number of Rooms	4	4		
Bedrooms		4	PUB SIDEWALK	
Central Heat	A		Neighborhood:	
FORCED AIR			Code:	3000
Central A/C	A		Dwl/Gar/NC%	.8700
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2526		C-	1905GD	173590	.40		90610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		60.00	150	100	70	70	4200	4200

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-510008.0000-v082020R