

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-510008.0000  
A130

RES  
2025

sale

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

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
MCGUFFEY OH 45859	\$90,000

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	

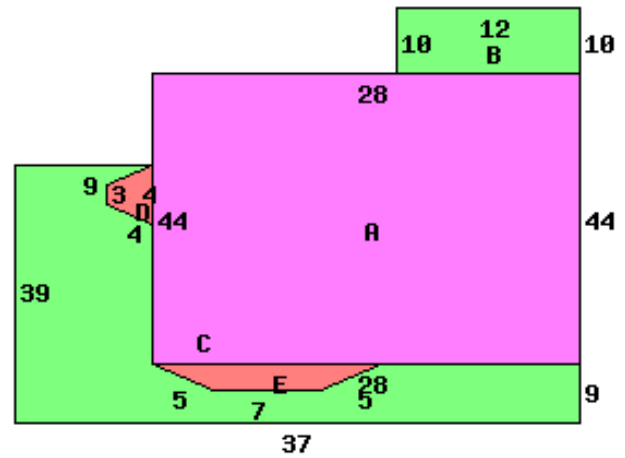
2026 WYSS BROOKE L	2025-01-30
705 COURTRIGHT ST	2QC
MCGUFFEY OH 45859	

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

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	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level		
Main	FRAME	1294 106980
Part Upper	FRAME	1232 38990
Basement		1232 22940
Subtotal		168910
Metal	Roof	GABLE
Plaster/Drywall	X	X
Unfinished Wall	X	
Floor/Pine		X
Floor/Carpet	X	
Number of Rooms	4	4
Bedrooms	4	
Central Heat	A	
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	
Extra 2 Fixture	1	
Air Conditioning		4540
Plumbing		1400
Extra Features		18030
Total Value		192880
PUB SIDEWALK		
Neighborhood:		
Code:		3000
Dwl/Gar/NC%		.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
			2526	C-	1905GD	.40	90610
front lot	acres/	effective	depth	depth	actual	effective	true
	frontage	frontage	factor	rate	rate	value	value
		60.00	150	100	70	4200	4200

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-510008.0000-v082020R