

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510019.0000
A106

RES
2025

sale

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

2022	RISNER BESSIE LOU	1991-07-10
2023	FRIDLEY TINA LOUISE	2022-09-21
2024	FRIDLEY TINA LOUISE	2022-09-21
2025	FRIDLEY TINA LOUISE	2022-09-21
601 PAMELIA & 200 KENTON		2022-09-21 MC GUFFEYS 3RD 19-20
MCGUFFEY OH 45859		1WD
		\$18,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4200	5600	5600	5600	5600
Bldg100%	8910	18940	18940	18940	18950
Totl100%	13110t	24540t	24540t	24540t	24550t
Cauv100%					
Tax Value:					
Land 35%	1470	1960	1960	1960	1960
Bldg 35%	3120	6630	6630	6630	6630
Totl 35%	4590t	8590t	8590t	8590t	8590t
Hmstd35%				8590	
Owner Oc		7.66	7.28	7.28	hmstd 1960 l 6630 b
Hmstd RB					
Net Tax	188.90	317.78	308.30	307.88	
Sp-Asmnt	38.35	49.95	60.44	60.44	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		832	1440	b	PORCH
	DK	P		96			

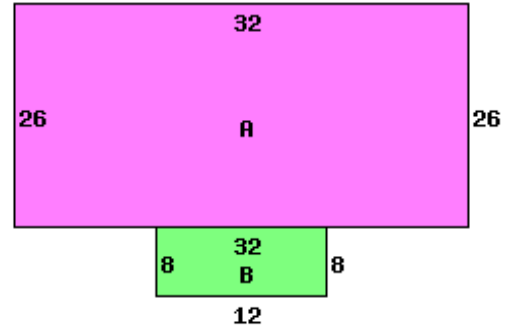
#: 20, L/W
305100200000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
498	1	2022-09-21	FRIDLEY TINA LOUISE	1WD *	18000	4200	8910
436	1	2022-09-21	RISNER STEVE ETAL	1CT *	0	4200	8910
537	1	1991-07-10		1UN *	0	0	12600

Year	Land	Bldg	Total	Net Tax
2021	1470	3120	4590	199.42
2020	1470	3120	4590	202.10

Project	ben acres	/	%	factor
902 MAIN DISTRICT CONSERVANCY				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
514 *MCGUFFEY LIGHTS				XV/2025
910 COTTONWOOD CONSERVANCY				XA/2025

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601 PAMELIA & 200 KENTON 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	832	98580
Shingle	Main Subtotal	98580
	Roof	
Plaster/Drywall	X	Heating -1010
Fiberboard Wall	X	Extra Features 1440
Floor/Pine	X	Total Value 99010
Floor/Carpet	X	
Number of Rooms	4	PUB ALLEY
Bedrooms	2	
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		832	Grade D	1970FR 79210	.45	.50	18950
3 Shed	*NV		0	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	