

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-460017.0000  
C107

RES  
2025

sale

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

2022 SPRADLIN RICHARD R	2007-02-21
2023 SPRADLIN RICHARD R	2007-02-21
2024 SPRADLIN RICHARD R	2007-02-21
2025 SPRADLIN RICHARD R	2007-02-21 PT SE 1/4 14
301 WEST ST	LQC
MCGUFFEY OH 45859	\$30,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	6940	9200	9200	9200	9200	9200
Land100%	47830	59060	59060	59060	59060	59070
Bldg100%	54770t	68260t	68260t	68260t	68260t	68270t
Totl100%						
Cauvl00%						
Tax Value:						
Land 35%	2430	3220	3220	3220	3220	3220
Bldg 35%	16740	20670	20670	20670	20670	20670
Totl 35%	19170t	23890t	23890t	23890t	23890t	23890t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	788.92	905.10	877.68	876.46	876.46	
Sp-Asmnt	83.80	97.48	113.85	113.85		

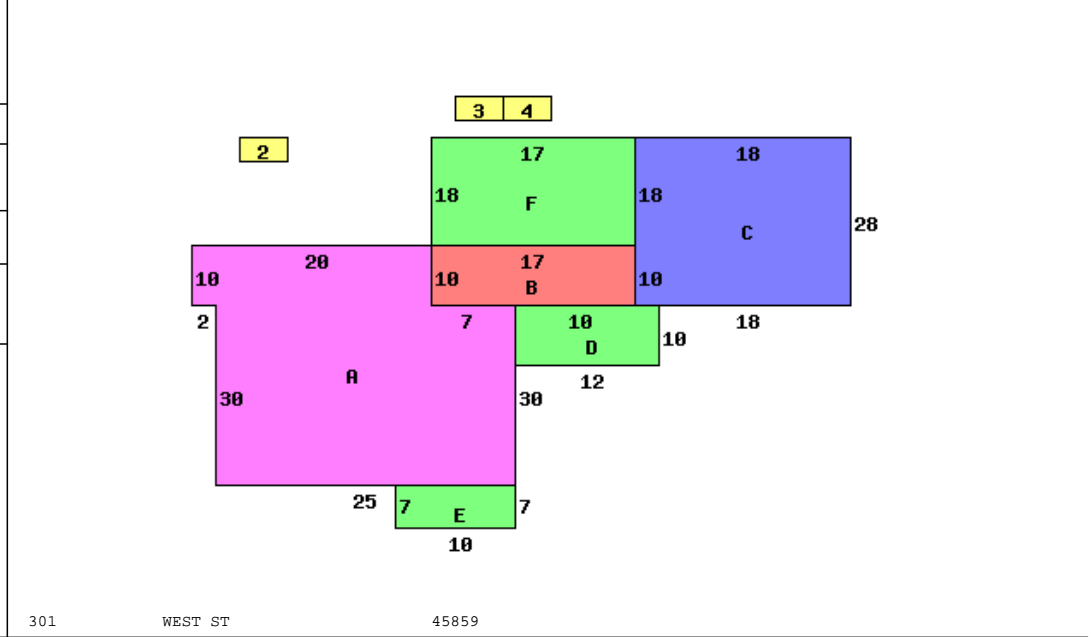
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		950		b	ADDTN
1	F/C	A		170		c	GRAGE
	F	G		504	12100	d	PORCH
	PAT	P		120	360	e	PORCH
	OFF	P		70	2100	f	PORCH
	PAT	P		306	920		

#: 43 L/W  
304600430000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
73	1	2007-02-21	SPRADLIN RICHARD R	LQC	30000	10290	28140
460	1	2003-10-03	SPRADLIN PAUL ETAL	1AF *	0	9340	24630
823	1	1994-09-06	SPRADLIN PAUL ETAL	LE FR 1WD *	0	0	29110

Year	Land	Bldg	Total	Net Tax
2021	2430	16740	19170	832.84
2020	2430	16740	19170	844.04

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



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height 1		1120	103370
Floor Level	Main	FRAME	103370
Metal	Subtotal		
	Roof	GABLE	
Plaster/Drywall	X	Garages and Carports	12100
Panelled Wall	X	Extra Features	3380
Floor/Carpet	X	Total Value	118850
Number of Rooms	5		
Bedrooms	2	PUB PAVED ST/RD	
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3000
Plumbing		Dwl/Gar/NC%	.8700
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C		1120		C-	1940AV		106970	.55		41880
2 Shed	*NV	8X10	80			OLD/		0			0
3 Pole Build			2460		C	2008AV		29520	.45		16240
4 P	PAT	12X48	576		C	2008AV		1730	.45		950
front lot		effective frontage	100.00	135	95	70	67	6700			6700
front lot		depth	50.00	76	71	70	50	2500			2500