MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-460017.0000 RES
C107 2026

sale

2023 SPRADLIN RICHARD R		2007-02-21
2024 SPRADLIN RICHARD R		2007-02-21
2025 SPRADLIN RICHARD R		2007-02-21
2026 SPRADLIN RICHARD R		2007-02-21 PT SE 1/4 14
301 WEST ST		1QC
		$30,000
MCGUFFEY OH 45859		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	9200	9200	9200	9200		9200	10600	10600
Bldg100%	59060	59060	59060	59060		59060	67740	67730
Totl100%	68260t	68260t	68260t	68260t		68260t	78340t	78330t
Cauv100%								
Tax Value:								
Land 35%	3220	3220	3220	3220		3220	3710	3710
Bldg 35%	20670	20670	20670	20670		20670	23710	23710
Totl 35%	23890t	23890t	23890t	23890t		23890t	27420t	27420t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	905.10	877.68	876.46	876.46	876.46			
Sp-Asmnt	97.48	113.85	113.85	113.85				

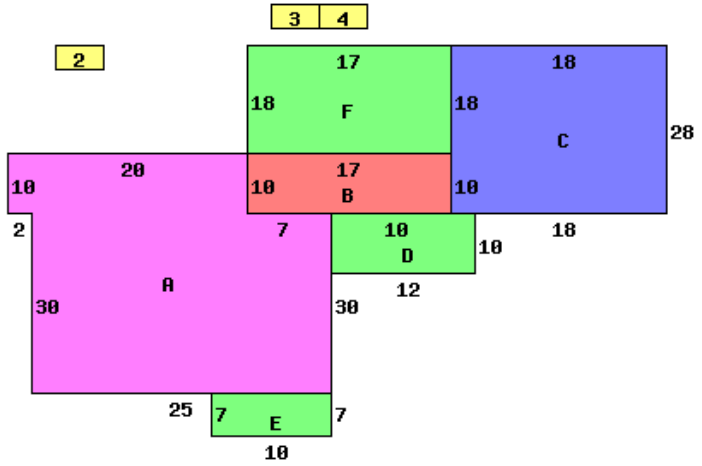
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		950		a	*MAIN
1	F/C	A		170		b	ADDTN
	F	G		504	12100	c	GRAGE
	PAT	P		120	360	d	PORCH
	OFP	P		70	2100	e	PORCH
	PAT	P		306	920	f	PORCH

#: 43, L/W
304600430000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
73	1	2007-02-21	SPRADLIN RICHARD R	1QC		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
2022	2430	16740	19170	788.92
2021	2430	16740	19170	832.84

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			



301 WEST ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1120	103370
	Subtotal			103370
Metal	Roof	GABLE		

B 1 2 U A

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%	1.0500
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	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		50540
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

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		100.00	135	95	81	77	7700	7700
front lot		50.00	76	71	81	58	2900	2900

Call Back: Sign: PSN Date: 2015-07-01 Lister:

30-460017.0000-v082020R