

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510014.0000
A119

RES
2025

sale

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

2022 HENSLEY FRED K	2019-07-30		
2023 HENSLEY FRED K	2019-07-30		
2024 WIREMAN FIELDEN E	2023-11-27		
2025 WIREMAN FIELDEN E	2023-11-27 MC GUFFEYS 3RD 14 15		
107 ALICE ST	3WD S2 16		
MCGUFFEY OH 45859	\$0		

Tax Year	2022	2023	2024	2025	
Prop Cls	500	500	560	560	
Acres					
Land100%	2110	2800	5400	8540	8550
Bldg100%			102430	102430	102420
Totl100%	2110t	2800t	107830t	110970t	110970t
Cauv100%					
Tax Value:					
Land 35%	740	980	1890	2990	2990
Bldg 35%			35850	35850	35850
Totl 35%	740t	980t	37740t	38840t	38840t
Hmstd35%				38840	
Owner Oc				32.92	
Hmstd RB					
Net Tax	30.44	37.12	1386.48	1392.00	
Sp-Asmnt	6.24	6.93	163.75	191.87	

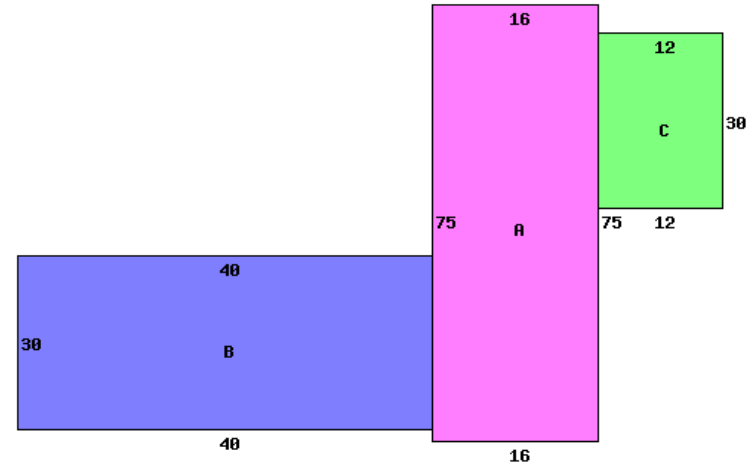
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1	F/C	M		1200		a *MAIN
	F	G		1200	28800	b GRAGE
	OFF	P		360	10800	c PORCH

#: 15, 16 L/W
2025 duplicate combined parcels
305100150000
305100160000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
522	3	2023-11-27	WIREMAN FIELDEN E	3WD *	0	2800	0
25	3	2023-01-18	WIREMAN FIELDEN SR	3WD	0	2110	0
17	3	2023-01-18	WALLS TRENT	3WD *	0	2110	0
265	3	2019-07-30	HENSLEY FRED K	3QC *	0	2000	0
264	3	2019-07-30	ARTLEY PAMELA MARIE	3AF *	0	2000	0
271	3	2018-06-11	WALLS TERRY A & PAMELA AR	3SD	6500	2000	0
617	4	2004-09-27	BOLEN MICHAEL	4WD	25000	2710	0
440	0	1994-05-23	BOLEN COLLETTA	0QC *	0	0	2200

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

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



107 ALICE ST 45859

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1200 106310
	Subtotal		106310
Number of Rooms	6	Air Conditioning	2140
Bedrooms	3	Plumbing	2100
		Garages and Carports	28800
Central Heat	A	Extra Features	10800
ELECTRIC		Total Value	150150
Central A/C	A		
Plumbing		PUB PAVED ST/RD	
Standard	1		
Extra 3 Fixture	1	Neighborhood:	
		Code:	3000
		Dwl/Gar/NC%	.8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 MH/REAL	1 F			MHD	2023AV	120120	102420
		FtxFt	Area	Grade	Cond	Value	Value
front lot		1200	1200	MHD	2023AV	120120	102420
		effective	depth	actual	effective	extended	true
		frontage	factor	rate	rate	value	value
		150.00	100	81	70	57	8550
							8550