MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510023.0000 RES
A109 2026

sale

2023 HOWARD KATHY & WILLIA	1996-07-01	
2024 HOWARD KATHY & WILLIA	1996-07-01	
2025 HOWARD KATHY & WILLIA	1996-07-01	
2026 HOWARD KATHY & WILLIAM	1996-07-01	MC GUFFEYS 3RD 23
201 ALICE ST	3WD	
	$25,000	
MCGUFFEY OH 45859		

2027 MILLER KATHY M & WILLIA	2025-12-04	
201 ALICE ST	3QC	
MCGUFFEY OH 45859		

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

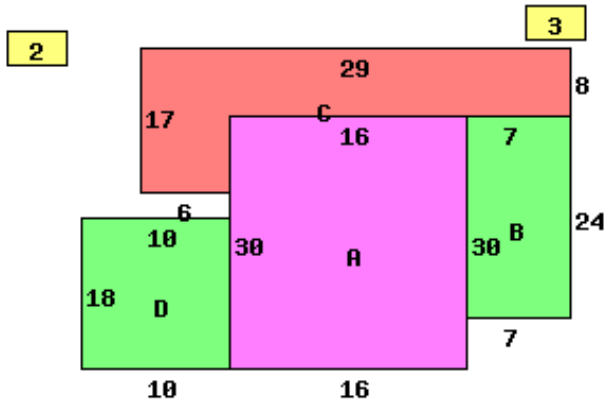
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	62830	62830	62830	62830		62830	75800	75810
Totl100%	65630t	65630t	65630t	65630t		65630t	79030t	79050t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	21990	21990	21990	21990		21990	26530	26530
Totl 35%	22970t	22970t	22970t	22970t		22970t	27660t	27670t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	870.26	843.88	842.72	842.72	842.72			
Sp-Asmnt	90.25	111.40	111.40	111.40				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		480		a	*MAIN
	EFP	P		168	6720	b	PORCH
1	F/C	A		286		c	ADDTN
	OFP	P		180	5400	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
541	3	2025-12-04	MILLER KATHY M & WILLIAM	3QC *	0	2800	62830
386	3	1996-07-01	HOWARD KATHY & WILLIAM M	3WD	25000	3200	11800

Year	Land	Bldg	Total	Net Tax
2022	740	14520	15260	628.02
2021	740	14520	15260	663.00

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			



201 ALICE ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	766	93600
	Part Upper	FRAME	480	25700
	Subtotal			119300
Metal	Roof	GABLE		

B 1 2 U A				
Plaster/Drywall	X	X	Air Conditioning	2290
Panelled Wall	X	X	Extra Features	12120
Floor/Carpet	X	X	Total Value	133710
Floor/Tile-Lino	L			
Number of Rooms	3	2	PUB ALLEY	
Bedrooms		2		
			Neighborhood:	
Central Heat	A		Code:	3000
FORCED AIR			Dwl/Gar/NC%	1.0500
Central A/C	A			
Plumbing				
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	1H F/C		1246		C-	OLD/GD	120340	.40		75810
2	Shed	*PP 0	9X10	90			OLD/	0			0
3	Shed	*PP	10X12	120			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	81	81	3240	3240

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

30-510023.0000-v082020R