

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510033.0000
A100

RES
2025

sale

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

2022 SPRADLIN SHARON K	1992-03-31
2023 SPRADLIN SHARON K	1992-03-31
2024 SPRADLIN SHARON K	1992-03-31
2025 SPRADLIN SHARON K	1992-03-31
204 ALICE	1992-03-31 MC GUFFEYS 3RD 33
	1QC SEE 30-510033.01 FOR REST
MCGUFFEY OH 45859	\$0 OF SPECIAL ASSESSMENTS

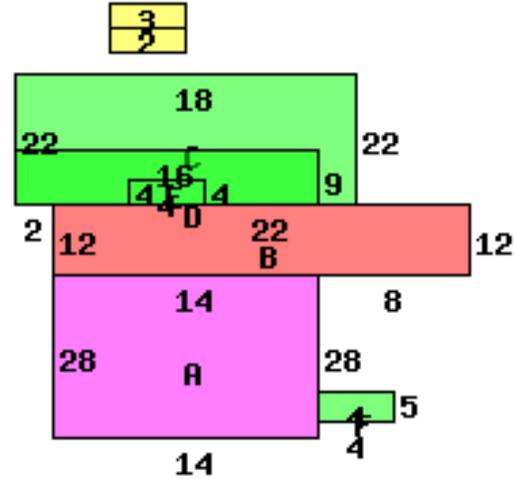
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2110	2800	2800	2800	2800
Land100%	44200	54570	54570	54570	54580
Bldg100%	46310t	57370t	57370t	57370t	57380t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	15470	19100	19100	19100	19100
Totl 35%	16210t	20080t	20080t	20080t	20080t
Hmstd35%					
Owner Oc	17.36	17.88	17.02	17.02	
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	299.02	403.62	368.96	355.86	
Sp-Asmnt	70.75	81.97	101.16	101.16	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1H	F/C	M		392			ADDTN
1	F/C	A		264			PORCH
	PAT	P		380	1140		PORCH
	STP	P		16	60		PORCH
	CPY	P		144	1150		PORCH
	OFF	P		20	600		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
281	1	1992-03-31		1QC *	0	0	17400
402	0	1988-06-02		*	18000	0	17400

Year	Land	Bldg	Total	Net Tax
2021	740	15470	16210	315.62
2020	740	15470	16210	319.90

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



204 ALICE ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1H	Sq-Ft	Value
Floor Level	Main	FRAME 656 84860
	Part Upper	FRAME 392 22180
	Subtotal	107040
Shingle	Roof	GABLE
Plaster/Drywall	D D	Heating -1290
Floor/Carpet	X X	Extra Features 2950
Floor/Tile-Lino	L	Total Value 108700
Number of Rooms	3 2	
Bedrooms	1 2	PUB PAVED ST/RD
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1H F/C	1048		C- OLD/GD	97830	.40	Dpr	51070
2 Garage		20X24	480	C 1967AV	11520	.65	Dpr	3510
3 Shed	*PP	10X14	140	1980AV	0		Dpr	0
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		40.00	150	100	70	70	2800	2800