MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510033.0000 RES
A100 2026

sale

2023 SPRADLIN SHARON K	1992-03-31	
2024 SPRADLIN SHARON K	1992-03-31	
2025 SPRADLIN SHARON K	1992-03-31	
2026 SPRADLIN SHARON K	1992-03-31 MC GUFFEYS 3RD 33	
204 ALICE	1QC SEE 30-510033.01 FOR REST	
	$0 OF SPECIAL ASSESSMENTS	
MCGUFFEY OH 45859		

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

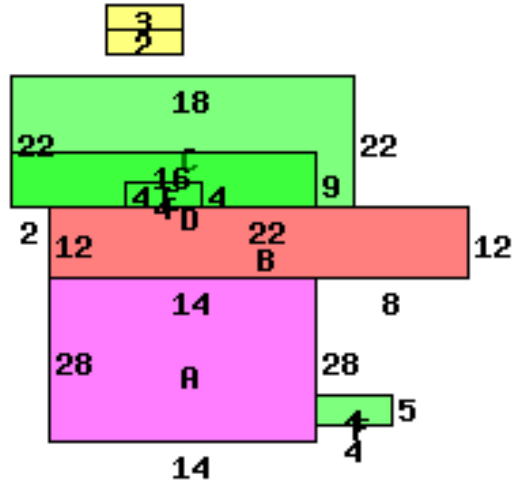
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	54570	54570	54570	54570		54570	65860	65860
Totl100%	57370t	57370t	57370t	57370t		57370t	69090t	69100t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	19100	19100	19100	19100		19100	23050	23050
Totl 35%	20080t	20080t	20080t	20080t		20080t	24180t	24190t
Hmstd35%								
Owner Oc	17.88	17.02	17.02	17.02	17.02			
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	403.62	368.96	355.86	355.86	355.86			
Sp-Asmnt	81.97	101.16	101.16	101.16				

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

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

Year	Land	Bldg	Total	Net Tax
2022	740	15470	16210	299.02
2021	740	15470	16210	315.62

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	656	84860
	Part Upper	FRAME	392	22180
	Subtotal			107040
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.0500

	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		1048		C-	OLD/GD	97830	.40		61630
2	Garage		20X24	480		C	1967AV	11520	.65		4230
3	Shed	*PP	10X14	140			1980AV	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:

30-510033.0000-v082020R