

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510054.0000
A82

RES
2025

sale

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

| | |
|------------------------------|------------------------------|
| 2022 FANKHOUSER DOUGLAS & | 2006-08-25 |
| 2023 FANKHOUSER DOUGLAS & | 2006-08-25 |
| 2024 FANKHOUSER DOUGLAS & | 2006-08-25 |
| 2025 FANKHOUSER DOUGLAS & SH | 2006-08-25 MC GUFFEYS 3RD 54 |
| 608 EAST ST | 4WD |
| MCGUFFEY OH 45859 | \$31,000 |

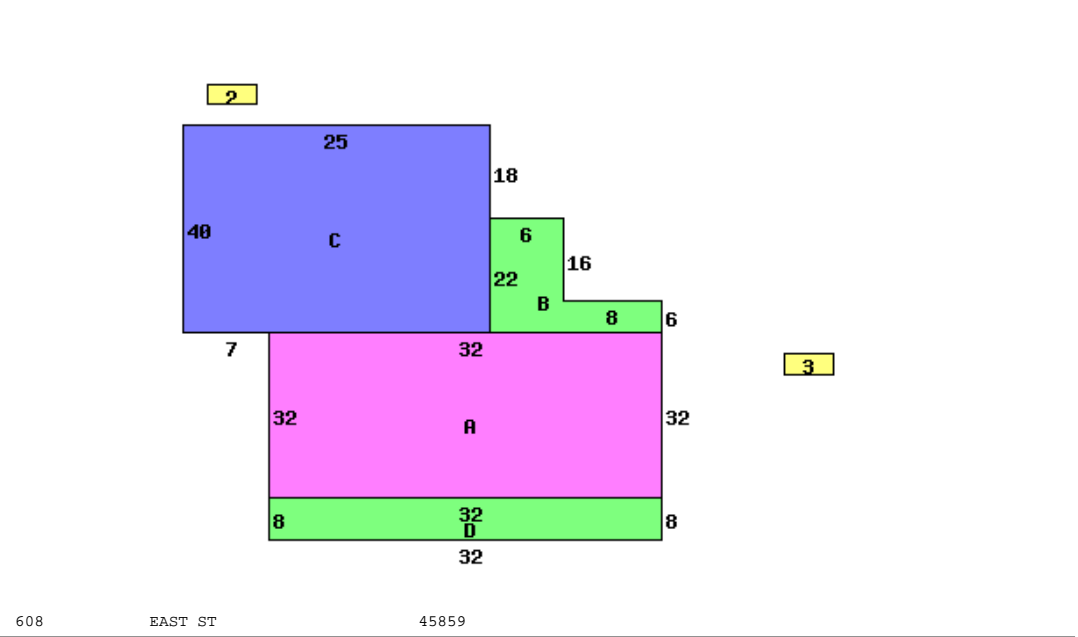
| | | | | | |
|------------|--------|--------|--------|--------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2110 | 2800 | 2800 | 2800 | 2800 |
| Bldg100% | 54540 | 53970 | 53970 | 53970 | 53960 |
| Totl100% | 56660t | 56770t | 56770t | 56770t | 56760t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 740 | 980 | 980 | 980 | 980 |
| Bldg 35% | 19090 | 18890 | 18890 | 18890 | 18890 |
| Totl 35% | 19830t | 19870t | 19870t | 19870t | 19870t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 816.08 | 752.82 | 729.98 | 728.98 | |
| Sp-Asmnt | 81.65 | 81.75 | 100.41 | 100.41 | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|------|------|------|------|-------|-------|---|-------|
| 1Q | F/C | M | | 1024 | | a | *MAIN |
| | OFF | P | | 180 | 5400 | b | PORCH |
| | F | G | | 1000 | 24000 | c | GRAGE |
| | OFF | P | | 256 | 7680 | d | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 516 | 4 | 2006-08-25 | FANKHOUSER DOUGLAS & SHE | 4WD * | 31000 | 3000 | 27630 |
| 157 | 4 | 2006-03-17 | CIT GROUP CONSUMER FINAN | 4SH | 43333 | 3000 | 27630 |
| 545 | 4 | 1999-09-24 | FOX DAN & BRENDA | 4WD * | 0 | 3200 | 15970 |
| 824 | 4 | 1995-08-30 | ROWE EARNEST & ALINE | 4WD | 16000 | 3200 | 15800 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 740 | 19090 | 19830 | 861.54 |
| 2020 | 740 | 19090 | 19830 | 873.12 |

| 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 |



608 EAST ST 45859

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|-----------|------------------------|----------------------------|
| Story Height | 1Q | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1024 103070 |
| | Qtr Story | FRAME | 1024 15970 |
| | Subtotal | | 119040 |
| Shingle | Roof | GABLE | |
| Fiberboard Wall | X | X | Fireplaces 2000 |
| Floor/Pine | X | X | Garages and Carports 24000 |
| Number of Rooms | 5 | | Extra Features 13080 |
| Bedrooms | 2 | | Total Value 158120 |
| Fireplace | | | PUB ALLEY |
| Openings | 1 | | |
| Stacks | 1 | | Neighborhood: |
| Central Heat | A | | Code: 3000 |
| FORCED AIR | | | Dwl/Gar/NC% .8700 |
| Plumbing | | | |
| Standard | 1 | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Grade | Blt/Renov | Replace | Phy | Fnc | True |
|------------|----------|-----------|--------|--------|-----------|-----------|----------|-------|-------|
| 1 DWELLING | 1Q F/C | | | | D+ | OLD/AV | .55 | Dpr | 52620 |
| 2 Garage | *SV 0 | 24X14 | | | | OLD/VP | 100 | | 100 |
| 3 P | WDD0 | | | | | 1992AV | 3540 | .65 | 1240 |
| front lot | acres/ | effective | depth | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | factor | rate | rate | value | value | |
| | | 40.00 | 150 | 100 | 70 | 70 | 2800 | 2800 | |