MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510054.0000 RES
A82 2026

sale

2023 FANKHOUSER DOUGLAS &	2006-08-25	
2024 FANKHOUSER DOUGLAS &	2006-08-25	
2025 FANKHOUSER DOUGLAS &	2006-08-25	
2026 FANKHOUSER DOUGLAS & SH	2006-08-25	MC GUFFEYS 3RD 54
608 EAST ST	4WD	
	$31,000	
MCGUFFEY OH 45859		

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

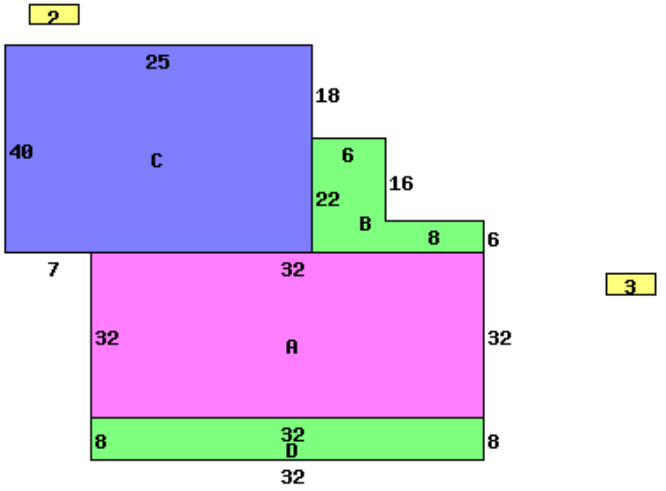
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	53970	53970	53970	53970		53970	64830	64840
Totl100%	56770t	56770t	56770t	56770t		56770t	68060t	68080t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	18890	18890	18890	18890		18890	22690	22690
Totl 35%	19870t	19870t	19870t	19870t		19870t	23820t	23830t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	752.82	729.98	728.98	728.98	728.98			
Sp-Asmnt	81.75	100.41	100.41	100.41				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1Q	F/C	M		1024		a	*MAIN
	OFP	P		180	5400	b	PORCH
	F	G		1000	24000	c	GRAGE
	OFP	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
2022	740	19090	19830	816.08
2021	740	19090	19830	861.54

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

			Sq-Ft	Value
Story Height 1Q				
Floor Level	Main	FRAME	1024	103070
	Qtr Story	FRAME	1024	15970
	Subtotal			119040
Shingle	Roof	GABLE		

B 1 2 U A

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%	1.0500
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	1Q F/C		1024		D+	OLD/AV	134400	.55		63500
2	Garage	*SV 0	24X14	336			OLD/VP	100			100
3	P	WDD0		236			1992AV	3540	.65		1240

	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: 30-510054.0000-v082020R