MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510055.0000 RES
A83 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 55
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	500	500	500	500	0	500	500	500
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%				0				
Totl100%	2800t	2800t	2800t	2800t		2800t	3230t	3240t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%								0
Totl 35%	980t	980t	980t	980t		980t	1130t	1130t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	37.12	36.00	35.96	35.96	35.96			
Sp-Asmnt	6.93	15.47	15.47	15.47				

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
516	4	2006-08-25	FANKHOUSER DOUGLAS & SHE	4WD	31000	3000	0
157	4	2006-03-17	CIT GROUP CONSUMER FINAN	4SH	43333	3000	0
545	4	1999-09-24	FOX DAN & BRENDA	4WD *	0	2230	0
824	4	1995-08-30	@OWE EARNEST & ALINE	4WD	16000	3000	0

Year	Land	Bldg	Total	Net Tax
2022	740	0	740	30.44
2021	740	0	740	32.16

project			ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025			
910	COTTONWOOD CONSERVANCY	XA/2025			
514	*MCGUFFEY LIGHTS	XV/2025			



PUB ALLEY

Neighborhood:
Code: 3000
Dwl/Gar/NC% 1.0500

	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:

30-510055.0000-v082020R