

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510056.0000
A84

RES
2025

sale

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 56
608 EAST ST	4WD
MCGUFFEY OH 45859	\$31,000

Eff Rate:-	45.44	41.45	40.13	40.08	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	500	500	500	500	500
Acres					
Land100%	2110	2800	2800	2800	2800
Bldg100%				0	
Totl100%	2110t	2800t	2800t	2800t	2800t
Cauvl00%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%					0
Totl 35%	740t	980t	980t	980t	980t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	30.44	37.12	36.00	35.96	
Sp-Asmnt	6.24	6.93	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	ROWE EARNEST & ALINE	4WD	16000	2200	0

Year	Land	Bldg	Total	Net Tax
2021	740	0	740	32.16
2020	740	0	740	32.58

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

EAST ST

PUB ALLEY
Neighborhood:
Code: 3000
Dwl/Gar/NC% .8700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	70	70	2800	2800