

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-510059.0000  
A65

RES  
2025

sale

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

2022 VANHOOSE TERRY L & ME	1996-07-10
2023 VANHOOSE TERRY L & ME	1996-07-10
2024 VANHOOSE TERRY L & ME	1996-07-10
2025 VANHOOSE TERRY L & MELI	1996-07-10
601 EAST ST	1996-07-10 MC GUFFEYS 3RD 59
	1WD
MCGUFFEY OH 45859	\$28,000

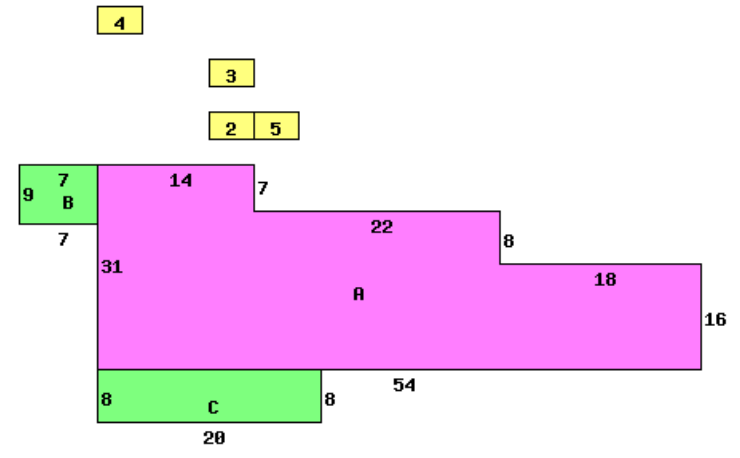
Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2110	2800	2800	2800	2800	2800
Bldg100%	39400	48340	48340	48340	48340	48330
Totl100%	41510t	51140t	51140t	51140t	51140t	51130t
Cauvl00%						
Tax Value:						
Land 35%	740	980	980	980	980	980
Bldg 35%	13790	16920	16920	16920	16920	16920
Totl 35%	14530t	17900t	17900t	17900t	17900t	17900t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	597.96	678.18	657.60	656.70	656.70	
Sp-Asmnt	65.69	75.47	93.44	93.44		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1250			
	STP	P		63	250	b	PORCH
	OFF	P		160	4800	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
409	2	1996-07-10	VANHOOSE TERRY L & MELIN	1WD	28000	3200	19910
890	1	1990-11-02		1UN *	25000	0	19200

Year	Land	Bldg	Total	Net Tax
2021	740	13790	14530	631.26
2020	740	13790	14530	639.76

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



601 EAST ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS
Story Height 1	Sq-Ft Value
Floor Level	1250 107030
Metal	Subtotal 107030
Plaster/Drywall X	Heating -1530
Panelled Wall X	Extra Features 5050
Floor/Pine X	Total Value 110550
Floor/Carpet X	
Number of Rooms 5	PUB ALLEY
Bedrooms 3	
Plumbing Standard 1	Neighborhood: Code: 3000
	Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	1250	Rate	C-	OLD/AV	99500	.55	Dpr	Value
2 Garage		24X32	768	C	1997AV	18430	.55	Dpr	7220
3 Shed	*NV 0	10X12	120		OLD/	0			0
4 Shed	*PP F	8X8	64		OLD/PR	0			0
5 P	OFF	16X10	160	C	1997AV	4800	.55		2160
front lot	acres/ frontage	effective frontage	depth	depth	actual rate	effective rate	extended value	true value	
		40.00	150	100	70	70	2800	2800	