MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-510059.0000 RES
A65 2026

sale

2023 VANHOOSE TERRY L & ME	1996-07-10	
2024 VANHOOSE TERRY L & ME	1996-07-10	
2025 VANHOOSE TERRY L & ME	1996-07-10	
2026 VANHOOSE TERRY L & MELI	1996-07-10	MC GUFFEYS 3RD 59
601 EAST ST	1WD	
	$28,000	
MCGUFFEY OH 45859		

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

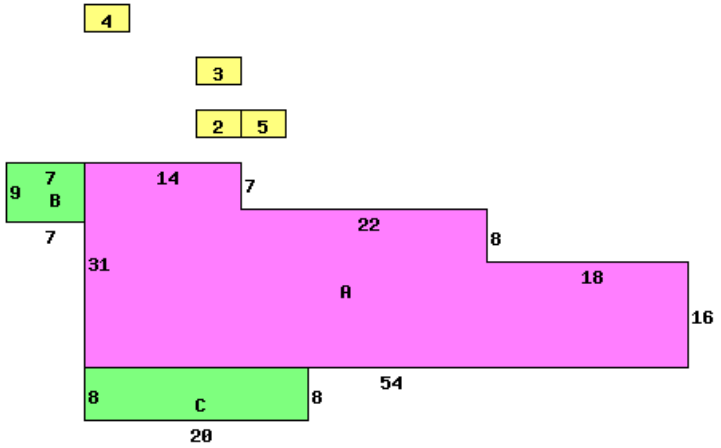
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	48340	48340	48340	48340		48340	57890	57880
Totl100%	51140t	51140t	51140t	51140t		51140t	61110t	61120t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	16920	16920	16920	16920		16920	20260	20260
Totl 35%	17900t	17900t	17900t	17900t		17900t	21390t	21390t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	678.18	657.60	656.70	656.70	656.70			
Sp-Asmnt	75.47	93.44	93.44	93.44				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1250		a	*MAIN
	STP	P		63	250	b	PORCH
	OFP	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
2022	740	13790	14530	597.96
2021	740	13790	14530	631.26

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1250	107030
	Subtotal			107030
Metal	Roof	GABLE		

B 1 2 U A

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		
		Neighborhood:	
Plumbing		Code:	3000
Standard	1	Dwl/Gar/NC%	1.0500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1250		C-	OLD/AV	99500	.55		47010
2	Garage		24X32	768		C	1997AV	18430	.55		8710
3	Shed	*NV 0	10X12	120			OLD/	0			0
4	Shed	*PP F	8X8	64			OLD/PR	0			0
5	P	OFP	16X10	160		C	1997AV	4800	.55		2160

	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:

30-510059.0000-v082020R