

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470051.0000  
B16

RES  
2024

sale

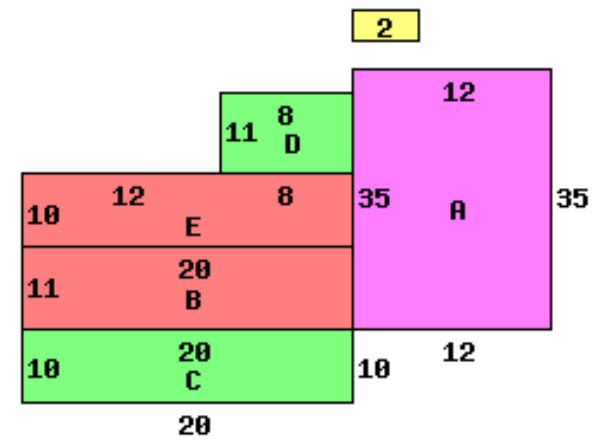
2021 CUMMINS HAROLD D & LO					
2022 CUMMINS HAROLD D & LO					
2023 CUMMINS HAROLD D & LO					
2024 CUMMINS HAROLD D & LOIS					
503 SOUTH					
MCGUFFEY OH 45859	\$0	05.2-04-47-051	ORIG 51		

Eff Rate:-	47.98	45.44	41.45	40.13	a/r
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2060	2060	2710	2710	2700
Bldg100%	17770	17770	21630	21630	21640
Totl100%	19830t	19830t	24340t	24340t	24340t
Cauv100%					
Tax Value:					
Land 35%	720	720	950	950	940
Bldg 35%	6220	6220	7570	7570	7570
Totl 35%	6940t	6940t	8520t	8520t	8520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	301.52	285.60	322.78	313.00	
Sp-Asmnt	40.90	42.89	47.47	60.19	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		420			ADDTN
1	F/C	A		220			PORCH
	OFF	P		200	6000		ADDTN
	EFF	P		88	3520		
1	F/C	A		200			

Year	Land	Bldg	Total	Net Tax
2020	720	6220	6940	305.58
2019	680	5030	5710	231.96

Project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY			XA/2024
910	COTTONWOOD CONSERVANCY			XA/2024
514	*MCGUFFEY LIGHTS			XV/2024
500	HARDIN COUNTY LANDFILL			XA/2024



503 SOUTH ST 45859

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main	FRAME 840 99520
	Qtr Story	FRAME 220 970
	Subtotal	100490
Metal	Roof	GABLE
Panelled Wall	X	Heating -1020
Fiberboard Wall	X X	Extra Features 9520
Floor/Pine	X X	Total Value 108990
Floor/Carpet	X	
Number of Rooms	5 2	PUB ALLEY
Bedrooms	1	
Plumbing		Neighborhood:
Standard	1	Code: 3000
		Dwl/Gar/NC% .8700

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 +F/C			D	OLD/FR	87190	.65	.20	21240
2 Shed	*SV 0	14X16	360		OLD/FR	400			400
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	2700		true value 2700
		50.00	89	77	70	54			