

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470051.0000  
B16

RES  
2023

sale

2020 CUMMINS HAROLD D & LO  
2021 CUMMINS HAROLD D & LO  
2022 CUMMINS HAROLD D & LO  
2023 CUMMINS HAROLD D & LOIS  
503 SOUTH  
MCGUFFEY OH 45859

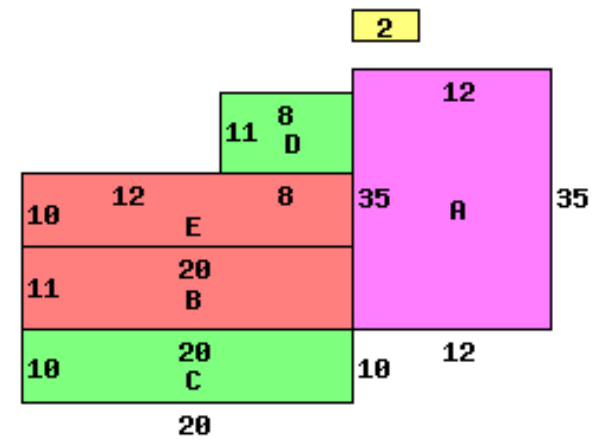
ORIG 51  
\$0  
05.2-04-47-051

Eff Rate:-	48.62	47.98	45.44	41.45	a/r
Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2060	2060	2060	2710	2700
Bldg100%	17770	17770	17770	21630	21640
Totl100%	19830t	19830t	19830t	24340t	24340t
Cauv100%					
Tax Value:					
Land 35%	720	720	720	950	940
Bldg 35%	6220	6220	6220	7570	7570
Totl 35%	6940t	6940t	6940t	8520t	8520t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	305.58	301.52	285.60	322.78	
Sp-Asmnt	40.89	40.90	42.89	47.47	

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

Year	Land	Bldg	Total	Net Tax
2019	680	5030	5710	231.96
2018	680	5030	5710	232.98

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
910 COTTONWOOD CONSERVANCY			XA/2023
514 *MCGUFFEY LIGHTS			XV/2023
500 HARDIN COUNTY LANDFILL			XA/2023



503 SOUTH ST 45859

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

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 +F/C		840	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	true value		
	50.00	89	77	70	54	2700	2700		