MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470051.0000 RES
B16 2026

sale

2023 CUMMINS HAROLD D & LO
2024 CUMMINS HAROLD D & LO
2025 CUMMINS HAROLD D & LO
2026 CUMMINS HAROLD D & LOIS ORIG 51
503 SOUTH
$0
MCGUFFEY OH 45859

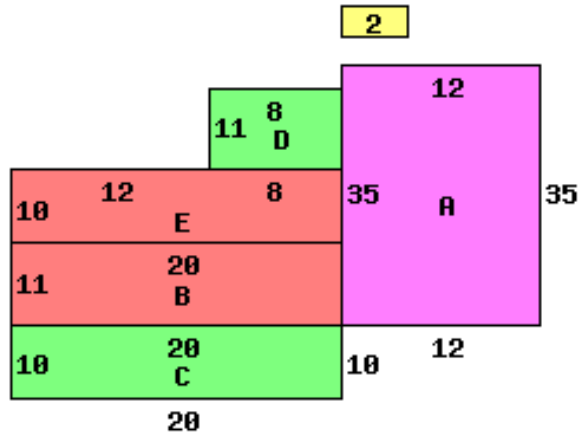
Eff Rate:- 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	2710	2710	2710	2710		2710	3110	3100
Bldg100%	21630	21630	21630	21630		21630	26030	26030
Totl100%	24340t	24340t	24340t	24340t		24340t	29140t	29130t
Cauv100%								
Tax Value:								
Land 35%	950	950	950	950		950	1090	1090
Bldg 35%	7570	7570	7570	7570		7570	9110	9110
Totl 35%	8520t	8520t	8520t	8520t		8520t	10200t	10200t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	322.78	313.00	312.58	312.58	312.58			
Sp-Asmnt	47.47	60.19	60.19	60.19				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		420		a	*MAIN
1 +	F/C	A		220		b	ADDTN
	OFP	P		200	6000	c	PORCH
	EFP	P		88	3520	d	PORCH
1	F/C	A		200		e	ADDTN

Year	Land	Bldg	Total	Net Tax
2022	720	6220	6940	285.60
2021	720	6220	6940	301.52

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		



503 SOUTH ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	840	99520
	Qtr Story	FRAME	220	970
	Subtotal			100490
Metal	Roof	GABLE		

B 1 2 U A

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			
			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		840		D	OLD/FR	87190	.65	.20	25630
2	Shed	*SV 0	14X16	360			OLD/FR	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		50.00	89	77	81	62	3100	3100

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470051.0000-v082020R