MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480058.0000 RES
A29 2026

sale

2023 BUSHONG WILLIAM W & L	2014-12-19	
2024 BUSHONG WILLIAM W & L	2014-12-19	
2025 BUSHONG WILLIAM W & L	2014-12-19	
2026 BUSHONG WILLIAM W & LAU	2014-12-19	MC GUFFEYS 2ND 18
510 ELM ST	3WD	
	$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%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	63260	63260	63260	63260		63260	76260	76250
Totl100%	66060t	66060t	66060t	66060t		66060t	79490t	79490t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	22140	22140	22140	22140		22140	26690	26690
Totl 35%	23120t	23120t	23120t	23120t		23120t	27820t	27820t
Hmstd35%	22990	22990	22990	22990		22990	27690	
Owner Oc	20.48	19.48	19.48	19.48	19.48	hmstd 980 l	22010 b	
Hmstd RB								
Net Tax	855.46	829.90	828.72	828.72	828.72			
Sp-Asmnt	91.19	111.94	111.94	111.94				

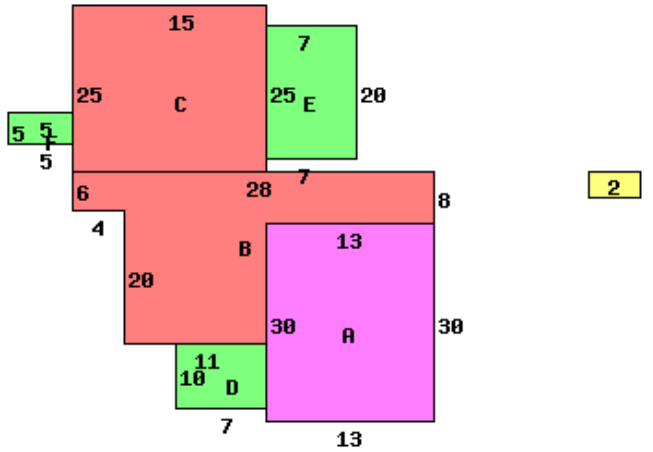
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		390		a	*MAIN
1	F/C	A		414		b	ADDTN
1	F/C	A		375		c	ADDTN
	OFP	P		70	2100	d	PORCH
	PAT	P		140	420	e	PORCH
	DK	P		25	380	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
594	3	2014-12-19	BUSHONG WILLIAM W & LAURA	3WD	*	0	3030	38630
541	3	2014-11-13	FEDERAL NATIONAL MORTGAGE	3WD	*	0	3030	38630
277	3	2008-06-02	COON ROBERT T & ARIANE R	3WD		55000	2830	40570
422	3	1999-07-27	LUTES ROBERT & STACEY	3WD		45000	3000	29000
495	3	1998-08-26	FRAZIER CLYDE & JOYCE	3WD		36000	3000	15570
1052	0	1986-12-19			*	20000	0	14310

Year	Land	Bldg	Total	Net Tax
2022	740	19060	19800	793.78
2021	740	19060	19800	837.96

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			



510 ELM ST 45859

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
Floor Level	Main	FRAME	1179	104450
	Part Upper	FRAME	390	26480
	Subtotal			130930
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Panelled Wall		X			
Floor/Carpet		X	X		
Floor/Tile-Lino		L			
Number of Rooms		5	2		
Bedrooms		1	2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard		1			

Extra Features	2900
Total Value	133830
PUB ALLEY	
Neighborhood:	
Code:	3000
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	1T F/C		1569		C-	OLD/GD	120450	.40		75880	
2	Shed		10X22	220		D	1980AV	1060	.65		370	ALL SD OPN

	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:

30-480058.0000-v082020R