

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480058.0000
A29

RES
2025

sale

Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r

2022 BUSHONG WILLIAM W & L	2014-12-19
2023 BUSHONG WILLIAM W & L	2014-12-19
2024 BUSHONG WILLIAM W & L	2014-12-19
2025 BUSHONG WILLIAM W & LAU	2014-12-19 MC GUFFEYS 2ND 18
510 ELM ST	3WD
MCGUFFEY OH 45859	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2110	2800	2800	2800	2800
Land100%	54460	63260	63260	63260	63250
Bldg100%	56570t	66060t	66060t	66060t	66050t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	740	980	980	980	980
Bldg 35%	19060	22140	22140	22140	22140
Totl 35%	19800t	23120t	23120t	23120t	23120t
Hmstd35%	19660	22990	22990	22990	
Owner Oc	21.06	20.48	19.48	19.48	hmstd 980 l 22010 b
Hmstd RB					
Net Tax	793.78	855.46	829.90	828.72	
Sp-Asmnt	81.55	91.19	111.94	111.94	

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

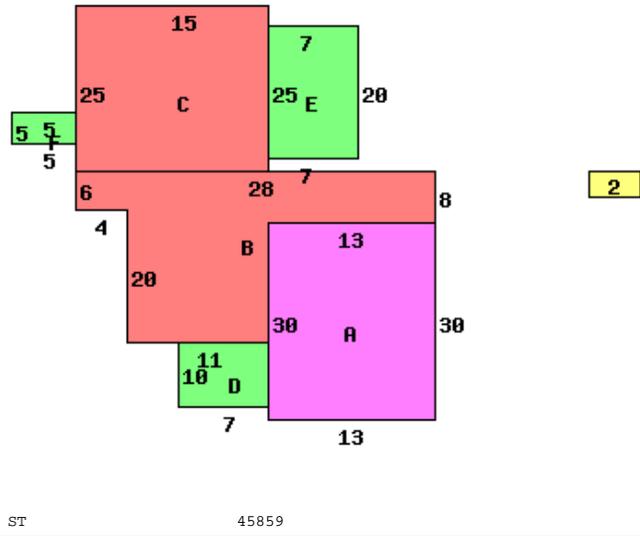
gas fireplace

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		3WD *	20000	0	14310

Year	Land	Bldg	Total	Net Tax
2021	740	19060	19800	837.96
2020	740	19060	19800	849.24

ben acres / % factor

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	
Story Height	1T	Sq-Ft	Value
Floor Level	Main	FRAME	1179 104450
	Part Upper	FRAME	390 26480
	Subtotal		130930
Shingle	Roof	GABLE	
Plaster/Drywall	X	X	Extra Features 2900
Panelled Wall	X		Total Value 133830
Floor/Carpet	X	X	
Floor/Tile-Lino	L		PUB ALLEY
Number of Rooms	5	2	
Bedrooms	1	2	Neighborhood: Code: 3000
Central Heat	A		Dwl/Gar/NC% .8700
FORCED AIR			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1T F/C	10X22	1569		C-	OLD/GD	120450	.40			62880
2 Shed			220		D	1980AV	1060	.65			370 ALL SD OPN
front lot		acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value			
		40.00	150	100	70	70	2800	2800			