

MARION TWP  
MCGUFFEY CORP

00290

Hardin County, Ohio  
Michael T. Bacon, Auditor

30-480059.0000  
A28

RES  
2025

|                              |                              |                                                |       |        |       |
|------------------------------|------------------------------|------------------------------------------------|-------|--------|-------|
| sale                         |                              | Eff Rate:- 45.44 — 41.45 — 40.13 — 40.08 — a/r |       |        |       |
| 2022 BUSHONG WILLIAM W & L   | 2014-12-19                   | Tax Year                                       | 2022  | 2023   | 2024  |
| 2023 BUSHONG WILLIAM W & L   | 2014-12-19                   | Prop Cls                                       | 599   | 599    | 599   |
| 2024 BUSHONG WILLIAM W & L   | 2014-12-19                   | Acres                                          |       |        |       |
| 2025 BUSHONG WILLIAM W & LAU | 2014-12-19 MC GUFFEYS 2ND 17 | Land100%                                       | 2110  | 2800   | 2800  |
| ELM ST                       | 3WD                          | Bldg100%                                       | 2830  | 4800   | 4800  |
|                              | \$0                          | Totl100%                                       | 4940t | 7600t  | 7600t |
|                              |                              | Cauv100%                                       |       |        |       |
|                              |                              | Tax Value:                                     |       |        |       |
|                              |                              | Land 35%                                       | 740   | 980    | 980   |
|                              |                              | Bldg 35%                                       | 990   | 1680   | 1680  |
|                              |                              | Totl 35%                                       | 1730t | 2660t  | 2660t |
|                              |                              | Hmstd35%                                       |       |        |       |
|                              |                              | Owner 0c                                       |       |        |       |
|                              |                              | Hmstd RB                                       |       |        |       |
|                              |                              | Net Tax                                        | 71.20 | 100.78 | 97.72 |
|                              |                              |                                                |       | 97.60  |       |
|                              |                              | Sp-Asmnt                                       | 9.24  | 11.93  | 21.42 |
|                              |                              |                                                |       | 21.42  |       |

| Sale# | #p | sale date  | To                        | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|---------------------------|---------------|--------|---------|---------|
| 594   | 3  | 2014-12-19 | BUSHONG WILLIAM W & LAURA | 3WD *         | 0      | 3030    | 3460    |
| 541   | 3  | 2014-11-13 | FEDERAL NATIONAL MORTGAGE | 3WD *         | 0      | 3030    | 3460    |
| 277   | 3  | 2008-06-02 | COON ROBERT T & ARIANE R  | 3WD           | 55000  | 2830    | 5860    |
| 422   | 3  | 1999-07-27 | LUTES ROBERT & STACEY     | 3WD           | 45000  | 2110    | 5340    |
| 495   | 3  | 1998-08-26 | FRAZIER CLYDE & JOYCE     | 3WD           | 36000  | 2110    | 5340    |
| 1052  | 0  | 1986-12-19 |                           | *             | 20000  | 0       | 3600    |

| Year | Land | Bldg | Total | Net Tax |
|------|------|------|-------|---------|
| 2021 | 740  | 990  | 1730  | 75.16   |
| 2020 | 740  | 990  | 1730  | 76.16   |

| p r o j e c t |                           | ben acres | / %     | factor |
|---------------|---------------------------|-----------|---------|--------|
| 902           | MAIN DISTRICT CONSERVANCY |           | XA/2025 |        |
| 910           | COTTONWOOD CONSERVANCY    |           | XA/2025 |        |
| 514           | *MCGUFFEY LIGHTS          |           | XV/2025 |        |



|                                       |               |                                                            |                       |       |                 |                |                   |           |                   |               |               |     |             |
|---------------------------------------|---------------|------------------------------------------------------------|-----------------------|-------|-----------------|----------------|-------------------|-----------|-------------------|---------------|---------------|-----|-------------|
| PUB ALLEY                             |               | ELM ST                                                     |                       |       |                 |                |                   |           |                   |               |               |     |             |
| Neighborhood:<br>Code:<br>Dwl/Gar/NC% | 3000<br>.8700 | Bldg Type                                                  | SHB+Cons              | DixHt | Area            | Unit           | Grade             | Blt/Renov | Cond              | Replace       | Phy           | Fnc | True        |
|                                       |               | 1 Garage                                                   |                       | FtxFt | 576             | Rate           | C                 | 1978FR    |                   | Value         | Dpr           | Dpr | Value       |
|                                       |               | 2 Shed                                                     |                       | 12X16 | 192             |                | D                 | OLD/AV    |                   | 13820<br>1840 | .70<br>.65    |     | 4150<br>640 |
| front lot                             |               | acres/<br>frontage                                         | effective<br>frontage | depth | depth<br>factor | actual<br>rate | effective<br>rate |           | extended<br>value |               | true<br>value |     |             |
|                                       |               |                                                            | 40.00                 | 150   | 100             | 70             | 70                |           | 2800              |               | 2800          |     |             |
| Call Back:                            |               | Sign: PSN Date: 2015-05-08 Lister: 30-480059-0000-v0820205 |                       |       |                 |                |                   |           |                   |               |               |     |             |