

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480059.0000
A28

RES
2025

- sale

2022 BUSHONG WILLIAM W & L
2023 BUSHONG WILLIAM W & L
2024 BUSHONG WILLIAM W & L
2025 BUSHONG WILLIAM W & LAU
ELM ST

2014-12-19
2014-12-19
2014-12-19
2014-12-19 MC GUFFEYS 2ND 17
3WD
\$0

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

Tax Year	2022	2023	2024	2025
Prop Cls	599	599	599	599
Acres				
Land100%	2110	2800	2800	2800
Bldg100%	2830	4800	4800	4800
Tot100%	4940t	7600t	7600t	7600t

CAMA
599
2800
4790
7590t

- Tax Value:

Land 35%	740	980	980	980
Bldg 35%	990	1680	1680	1680
Totl 35%	1730t	2660t	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
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Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bltd
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		

ELM ST

PUB ALLEY

Neighborhood:
Code:
Dwl/Gar/NC%

3000
.8700

	Bldg Type
1	Garage
2	Shed

SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
	24X24	576		C 1978FR	13820	.70		4150
	12X16	192		D OLD/AV	1840	.65		640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		40.00	150	100	70	70	2800	2800

Call Back:

Sign: PSN Date: 2015-05-08 Lister:

30-480059.0000-v082020R