MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-480059.0000 RES
A28 2026

sale

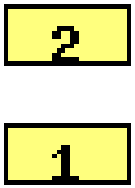
2023 BUSHONG WILLIAM W & L	2014-12-19	
2024 BUSHONG WILLIAM W & L	2014-12-19	
2025 BUSHONG WILLIAM W & L	2014-12-19	
2026 BUSHONG WILLIAM W & LAU	2014-12-19	MC GUFFEYS 2ND 17
ELM ST	3WD	
	$0	

Eff Rate:	41.45	40.13	40.08	40.08	a/r			
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	599	599	599	599	0	599	599	599
Acres								
Land100%	2800	2800	2800	2800		2800	3230	3240
Bldg100%	4800	4800	4800	4800		4800	4800	4790
Totl100%	7600t	7600t	7600t	7600t		7600t	8030t	8030t
Cauv100%								
Tax Value:								
Land 35%	980	980	980	980		980	1130	1130
Bldg 35%	1680	1680	1680	1680		1680	1680	1680
Totl 35%	2660t	2660t	2660t	2660t		2660t	2810t	2810t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	100.78	97.72	97.60	97.60	97.60			
Sp-Asmnt	11.93	21.42	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
2022	740	990	1730	71.20
2021	740	990	1730	75.16

project			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: 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	Garage		24X24	576		C	1978FR	13820	.70		4150
2	Shed		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	81	81	3240	3240

Call Back: Sign: PSN Date: 2015-05-08 Lister: 30-480059.0000-v082020R