

MARION TWP  
MCGUFFEY CORP

00290

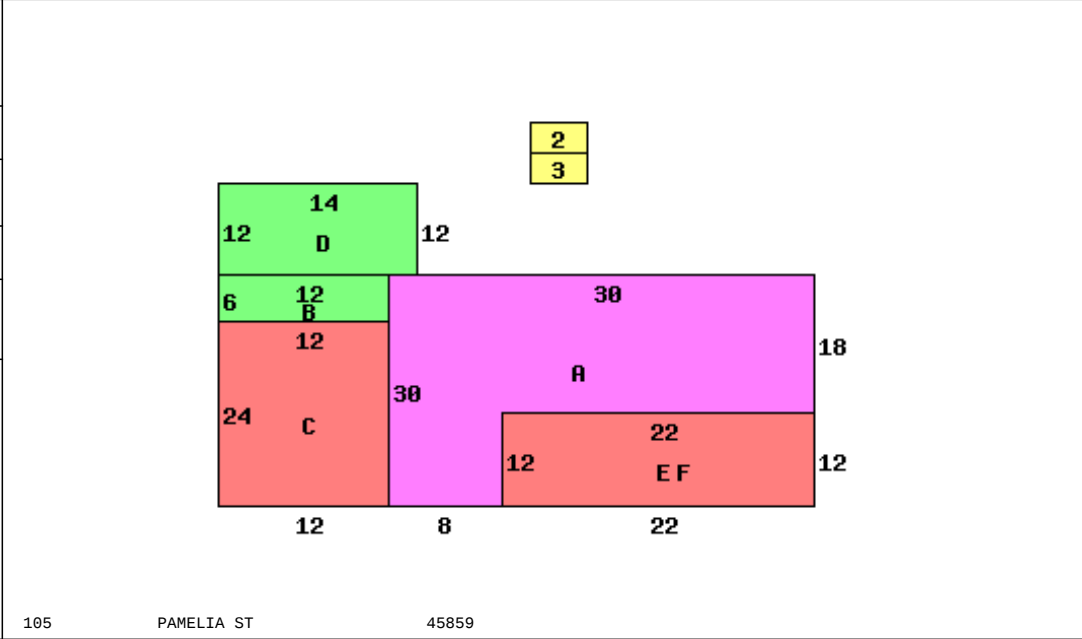
Hardin County, Ohio  
Michael T. Bacon, Auditor

30-470016.0000  
B69

RES  
2024

|                     |  |                       |            |  |        |        |        |        |        |
|---------------------|--|-----------------------|------------|--|--------|--------|--------|--------|--------|
| 2021 KEARNS JANET P |  | 2020-12-18            | Tax Year   |  | 2021   | 2022   | 2023   | 2024   | CAMA   |
| 2022 KEARNS JANET P |  | 2020-12-18            | Prop Cls   |  | 510    | 510    | 510    | 510    | 510    |
| 2023 KEARNS JANET P |  | 2020-12-18            | Acres      |  |        |        |        |        |        |
| 2024 KEARNS JANET P |  | 2020-12-18 ORIG 15-17 | Land100%   |  | 3630   | 3630   | 4800   | 4800   | 4790   |
| 105 PAMELIA         |  | 1WD                   | Bldg100%   |  | 66970  | 66970  | 80200  | 80200  | 80190  |
| MCGUFFEY OH 45859   |  | \$0                   | Totl100%   |  | 70600t | 70600t | 85000t | 85000t | 84980t |
|                     |  |                       | Cauv100%   |  |        |        |        |        |        |
|                     |  |                       | Tax Value: |  |        |        |        |        |        |
|                     |  |                       | Land 35%   |  | 1270   | 1270   | 1680   | 1680   | 1680   |
|                     |  |                       | Bldg 35%   |  | 23440  | 23440  | 28070  | 28070  | 28070  |
|                     |  |                       | Totl 35%   |  | 24710t | 24710t | 29750t | 29750t | 29740t |
|                     |  |                       | Hmstd35%   |  | 24530  | 24530  | 29570  | 29570  |        |
|                     |  |                       | Owner Oc   |  | 27.78  | 26.28  | 26.34  | 25.06  |        |
| 2026 KEARNS JASON   |  | 2025-08-13            | Hmstd RB   |  | 370.28 | 350.72 | 339.26 | 351.74 |        |
| 105 PAMELIA         |  | 1QC                   | Net Tax    |  | 675.48 | 639.90 | 761.52 | 716.16 |        |
| MCGUFFEY OH 45859   |  |                       | Sp-Asmnt   |  | 99.54  | 105.54 | 120.16 | 135.43 |        |

|                                                 |                           |            |                |              |               |        |                |            |
|-------------------------------------------------|---------------------------|------------|----------------|--------------|---------------|--------|----------------|------------|
| SHB+<br>2 B                                     | CONS<br>F                 | TYPE<br>M  | FACT           | SQ-FT<br>636 | VALUE<br>2880 | a<br>b | *MAIN<br>PORCH |            |
| 1 B                                             | FFP                       | P          |                | 72           |               | c      | ADDTN          |            |
| F                                               | DK                        | P          |                | 168          | 2520          | d      | PORCH          |            |
|                                                 | F                         | A          |                | 264          |               | e      | ADDTN          |            |
|                                                 | OFF                       | P          |                | 264          | 7920          | f      | PORCH          |            |
| #: 015, 017 L/W<br>304700150000<br>304700170000 |                           |            |                |              |               |        |                |            |
| Sale#                                           | #p                        | sale date  | To             |              | Type/Invalid? | Sale\$ | co:land        | co:bldg    |
| 356                                             | 1                         | 2025-08-13 | KEARNS JASON   |              | 1QC *         | 20000  | 4800           | 80200      |
|                                                 | 1                         | 2025-03-20 | KEARNS JASON   |              | 1AF *         | 0      | 4800           | 80200      |
| 513                                             | 1                         | 2020-12-18 | KEARNS JANET P |              | 1WD *         | 0      | 3630           | 66970      |
| Year                                            | Land                      | Bldg       | Total          | Net Tax      |               |        |                |            |
| 2020                                            | 1270                      | 23440      | 24710          | 684.60       |               |        |                |            |
| 2019                                            | 1200                      | 18590      | 19790          | 436.72       |               |        |                |            |
| p r o j e c t                                   |                           |            |                |              |               |        | ben acres      | / % factor |
| 902                                             | MAIN DISTRICT CONSERVANCY |            |                | XA/2024      |               |        |                |            |
| 910                                             | COTTONWOOD CONSERVANCY    |            |                | XA/2024      |               |        |                |            |
| 514                                             | *MCGUFFEY LIGHTS          |            |                | XV/2024      |               |        |                |            |
| 500                                             | HARDIN COUNTY LANDFILL    |            |                | XA/2024      |               |        |                |            |



|                           |  |                        |       |                  |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|------------------------|-------|------------------|--------|------------|----------|-----------|-----------|-----------|--------|-----------|-----------|---------------|---------|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|
| Occupancy 1 Single Family |  | *DWELLING COMPUTATIONS |       | Sq-Ft Value      |        | Bldg Type  | SHB+Cons | DixHt     | Area      | Unit Rate | Grade  | Blt/Renov | Cond      | Replace Value | Phy Dpr | Fnc Dpr    | True Value |  |  |  |  |  |  |  |  |  |  |  |  |
| Story Height 2            |  |                        |       |                  |        | 1 DWELLING | 2 B F    |           | 1824      |           | C      | OLD/AV    |           | 194810        | .55     |            | 76270      |  |  |  |  |  |  |  |  |  |  |  |  |
| Floor Level               |  | Main                   | FRAME | 924              | 101200 | 2 Garage   |          | 18X26     | 468       |           | C      | OLD/AV    |           | 11230         | .65     |            | 3420       |  |  |  |  |  |  |  |  |  |  |  |  |
|                           |  | Full Upper             | FRAME | 900              | 61450  | 3 Garage   | *SV      | 10X24     | 240       |           |        | 2003AV    |           | 500           |         |            | 500        |  |  |  |  |  |  |  |  |  |  |  |  |
|                           |  | Basement               |       | 924              | 17250  |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
|                           |  | Subtotal               |       |                  | 179900 |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Metal                     |  | Roof                   | GABLE |                  |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Plaster/Drywall           |  | B 1 2 U A              |       | Air Conditioning |        | 1590       |          | front lot | effective | depth     | depth  | actual    | effective | extended      | true    |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Unfinished Wall           |  | X X                    |       | Extra Features   |        | 13320      |          |           | frontage  | 100       | factor | rate      | rate      | value         | value   | Excess Fro |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Floor/Hardwood            |  | X X                    |       | Total Value      |        | 194810     |          |           | 120.00    |           | 81     | 70        | 57        | 6840          | 4790    |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Number of Rooms           |  | 1 4 3 1                |       |                  |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                  |  | 1 3                    |       | PUB SIDEWALK     |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Central Heat              |  | A                      |       | Neighborhood:    |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FORCED AIR                |  |                        |       | Code:            |        | 3000       |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Central A/C               |  | X                      |       | Dwl/Gar/NC%      |        | .8700      |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Plumbing                  |  |                        |       |                  |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Standard                  |  | 1                      |       |                  |        |            |          |           |           |           |        |           |           |               |         |            |            |  |  |  |  |  |  |  |  |  |  |  |  |

Call Back:

Sign: PSN Date: 2015-05-01 Lister:

30-470016.0000-v082020R