

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470016.0000
B69

RES
2025

sale

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

2022 KEARNS JANET P	2020-12-18	
2023 KEARNS JANET P	2020-12-18	
2024 KEARNS JANET P	2020-12-18	
2025 KEARNS JANET P	2020-12-18	ORIG 15-17
105 PAMELIA	1WD	
MCGUFFEY OH 45859	\$0	

Tax Year	2022	2023	2024	2025	
Prop Cls	510	510	510	510	CAMA 510
Acres	3630	4800	4800	4800	4790
Land100%	66970	80200	80200	80200	80190
Bldg100%	70600t	85000t	85000t	85000t	84980t
Totl100%					
Cauv100%					

2026 KEARNS JAMES KEITH & JA	2025-12-11	
105 PAMELIA	1AF	
MCGUFFEY OH 45859		

Tax Value:					
Land 35%	1270	1680	1680	1680	1680
Bldg 35%	23440	28070	28070	28070	28070
Totl 35%	24710t	29750t	29750t	29750t	29740t
Hmstd35%	24530	29570	29570	29570	29570
Owner Oc	26.28	26.34	25.06	25.06	hmstd 1680 l 27890 b
Hmstd RB	350.72	339.26	351.74	363.80	
Net Tax	639.90	761.52	716.16	702.58	
Sp-Asmnt	105.54	120.16	135.43	135.43	

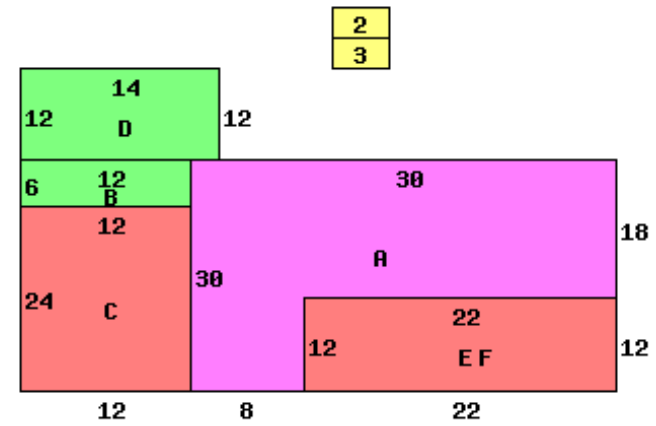
SHB+ 2 B	CONS F	TYPE M	FACT	SQ-FT 636	VALUE	a *MAIN
1 B	F	EFFP		72	2880	b PORCH
F	DK	P		288	2520	c ADDTN
	F	A		168		d PORCH
	OFFP	P		264		e ADDTN
				264	7920	f PORCH

#: 015, 017 L/W
304700150000
304700170000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
550	1	2025-12-11	KEARNS JAMES KEITH & JASO	1AF *	0	4800	80200
356	1	2025-08-13	KEARNS JASON	1QC *	20000	4800	80200
513	1	2025-03-20	KEARNS JASON	1AF *	0	4800	80200
	1	2020-12-18	KEARNS JANET P	1WD *	0	3630	66970

Year	Land	Bldg	Total	Net Tax
2021	1270	23440	24710	675.48
2020	1270	23440	24710	684.60

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



105 PAMELIA ST 45859

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	924	101200
	Full Upper	900	61450
	Basement	924	17250
	Subtotal		179900
Metal	Roof		
	B 1 2 U A		
Plaster/Drywall	X X	Air Conditioning	1590
Unfinished Wall	X X	Extra Features	13320
Floor/Hardwood	X X	Total Value	194810
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		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	1824		C	OLD/AV	.55		76270
2 Garage		18X26	468	C	OLD/AV	.65		3420
3 Garage	*SV	10X24	240		2003AV			500
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
		120.00	100	81	70	57	6840	4790 Excess Fro