MARION TWP
MCGUFFEY CORP 00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470016.0000 RES
B69 2026

sale

2023 KEARNS JANET P	2020-12-18	
2024 KEARNS JANET P	2020-12-18	
2025 KEARNS JANET P	2020-12-18	
2026 KEARNS JANET P	2020-12-18 ORIG 15-17	
105 PAMELIA	1WD	
	$0	
MCGUFFEY OH 45859		

2027 KEARNS JAMES KEITH & JA	2025-12-11	
105 PAMELIA	1AF	
MCGUFFEY OH 45859		

Eff Rate:– 41.45 — 40.13 — 40.08 — 40.08 — a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4800	4800	4800	4800		4800	5540	5540
Bldg100%	80200	80200	80200	80200		80200	96690	96680
Totl100%	85000t	85000t	85000t	85000t		85000t	102230t	102220t
Cauv100%								
Tax Value:								
Land 35%	1680	1680	1680	1680		1680	1940	1940
Bldg 35%	28070	28070	28070	28070		28070	33840	33840
Totl 35%	29750t	29750t	29750t	29750t		29750t	35780t	35780t
Hmstd35%	29570	29570	29570	29570		29570	35600	
Owner Oc	26.34	25.06	25.06	25.06	25.06	hmstd 1680 l	27890 b	
Hmstd RB	339.26	351.74	363.80	363.80	363.80			
Net Tax	761.52	716.16	702.58	702.58	702.58			
Sp-Asmnt	120.16	135.43	135.43	135.43				

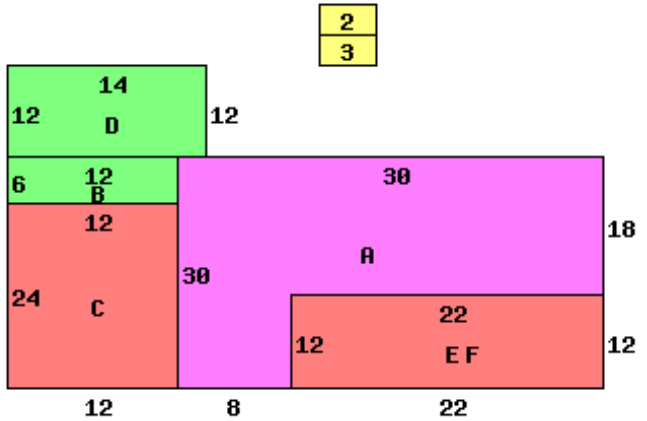
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		636		a	*MAIN
	EFP	P		72	2880	b	PORCH
1 B	F	A		288		c	ADDTN
	DK	P		168	2520	d	PORCH
F	F	A		264		e	ADDTN
	OFP	P		264	7920	f	PORCH

#: 015, 017 L/W
304700150000
304700170000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
550	1	2025-12-11	KEARNS JAMES KEITH & JASO	1AF	*	0	4800	80200
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
2022	1270	23440	24710	639.90
2021	1270	23440	24710	675.48

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	924	101200
	Full Upper	FRAME	900	61450
	Basement		924	17250
	Subtotal			179900
Metal	Roof	GABLE		

	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%	1.0500
Plumbing							
Standard	1						

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		1824		C	OLD/AV	194810	.55		92050
2	Garage		18X26	468		C	OLD/AV	11230	.65		4130
3	Garage	*SV	10X24	240			2003AV	500			500

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		120.00	100	81	81	66	7920	5540	Excess Fro

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