

MARION TWP
MCGUFFEY CORP

00290

Hardin County, Ohio
Michael T. Bacon, Auditor

30-470016.0000
B69

RES
2023

sale

Eff Rate:- 48.62 — 47.98 — 45.44 — 41.45 — a/r

2020 KEARNS J K & J P	
2021 KEARNS JANET P	2020-12-18
2022 KEARNS JANET P	2020-12-18
2023 KEARNS JANET P	2020-12-18 ORIG 15-17
105 PAMELIA	1WD
MCGUFFEY OH 45859	\$0
	05.2-04-47-016

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3630	3630	3630	4800	4790
Bldg100%	66970	66970	66970	80200	80190
Totl100%	70600t	70600t	70600t	85000t	84980t
Cauv100%					
Tax Value:					
Land 35%	1270	1270	1270	1680	1680
Bldg 35%	23440	23440	23440	28070	28070
Totl 35%	24710t	24710t	24710t	29750t	29740t
Hmstd35%	24530	24530	24530	29570	
Owner Oc	28.14	27.78	26.28	26.34	hmstd 1680 1 27890 b
Hmstd RB	375.24	370.28	350.72	339.26	
Net Tax	684.60	675.48	639.90	761.52	
Sp-Asmnt	99.54	99.54	105.54	120.16	

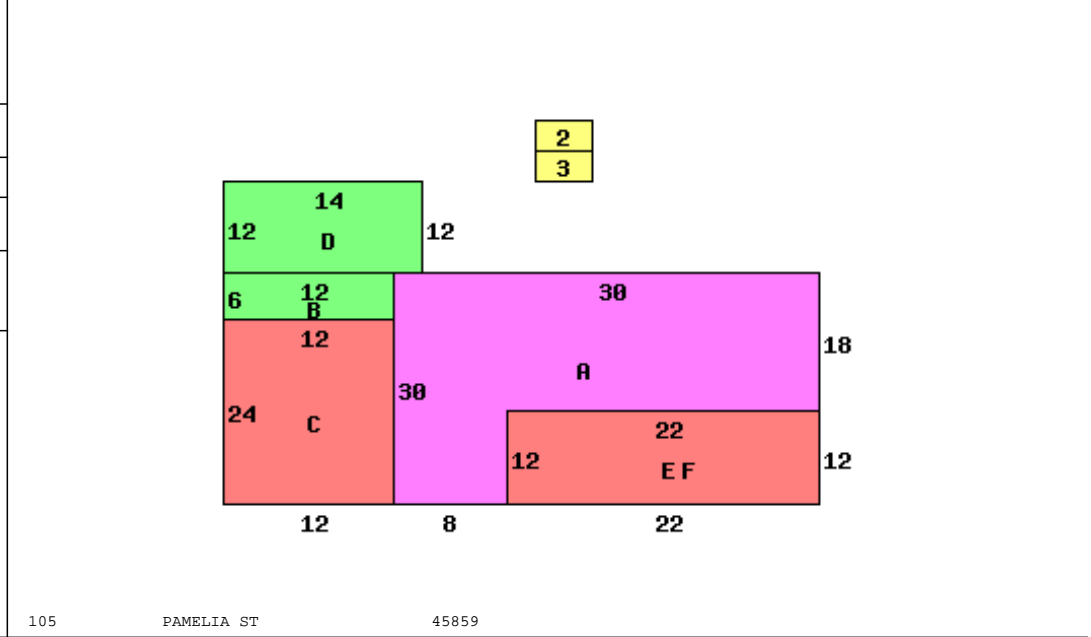
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		636			
	EFFP	P		72	2880	b	PORCH
1 B	F	A		288		c	ADDTN
	DK	P		168	2520	d	PORCH
	F	A		264		e	ADDTN
	OFFP	P		264	7920	f	PORCH

#: 015, 017 L/W
304700150000
304700170000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
513	1	2020-12-18	KEARNS JANET P	1WD *	0	3630	66970

Year	Land	Bldg	Total	Net Tax
2019	1200	18590	19790	436.72
2018	1200	18590	19790	438.74

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2023
910 COTTONWOOD CONSERVANCY			XA/2023
514 *MCGUFFEY LIGHTS			XV/2023
500 HARDIN COUNTY LANDFILL			XA/2023



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	924 101200
	Full Upper	FRAME	900 61450
	Basement		924 17250
	Subtotal		179900
Metal	Roof	GABLE	
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		COND	194810	.55	Dpr	76270
2 Garage	*SV	18X26	468	COND	11230	.65	Dpr	3420
3 Garage		10X24	240	2003AV	500			500
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
		120.00	100	81	70	57	6840	4790 Excess Fro

Call Back: Sign: PSN Date: 2015-05-01 Lister: 30-470016.0000-v082020R