

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-393002.0000  
L91

RES  
2025

sale

Eff Rate:- 49.60 — 43.46 — 45.84 — 45.76 — a/r

|      |                    |            |                |
|------|--------------------|------------|----------------|
| 2022 | RITCHEY PATRICIA S | 2010-10-22 |                |
| 2023 | RITCHEY PATRICIA S | 2010-10-22 |                |
| 2024 | RITCHEY PATRICIA S | 2010-10-22 |                |
| 2025 | RITCHEY PATRICIA S | 2010-10-22 | FAIRWAY VIEW 2 |
|      | 12107 PAMELA DR    | 1AF        |                |
|      | KENTON OH 43326    | \$0        |                |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2022    | 2023    | 2024    | 2025    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      |         |         |         |         |         |
| Land100%   | 13890   | 28340   | 28340   | 28340   | 28350   |
| Bldg100%   | 154490  | 170910  | 170910  | 170910  | 170910  |
| Totl100%   | 168370t | 199260t | 199260t | 199260t | 199260t |
| Cauvl00%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 4860    | 9920    | 9920    | 9920    | 9920    |
| Bldg 35%   | 54070   | 59820   | 59820   | 59820   | 59820   |
| Totl 35%   | 58930t  | 69740t  | 69740t  | 69740t  | 69740t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 55.64   | 59.72   | 59.66   | 59.04   |         |
| Hmstd RB   | 392.70  | 359.26  | 407.30  | 421.50  |         |
| Net Tax    | 2252.20 | 2373.10 | 2491.22 | 2474.88 |         |
| Sp-Asmnt   | 22.42   | 22.42   | 38.71   | 38.71   |         |

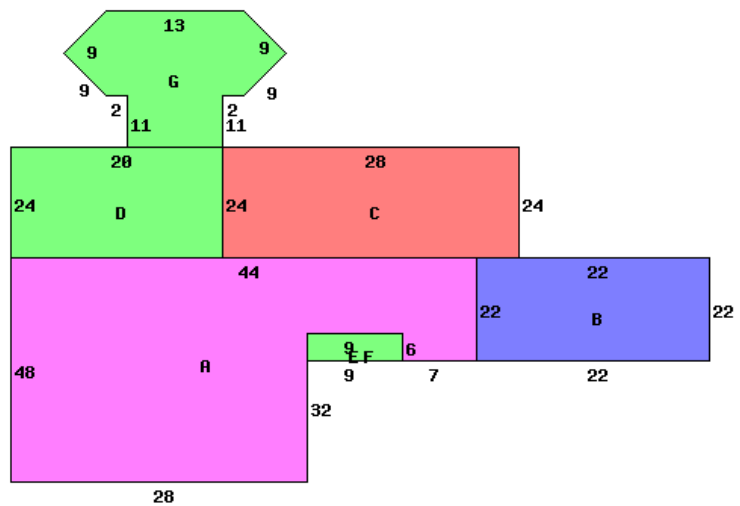
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE |   |       |
|------|------|------|------|-------|-------|---|-------|
| 1 B  | F    | M    |      | 1642  |       | a | *MAIN |
|      | F2   | G    |      | 484   | 11620 | b | GRAGE |
| 1    | F/C  | A    |      | 672   |       | c | ADDTN |
|      | DK   | P    |      | 480   | 7200  | d | PORCH |
|      | STP  | P    |      | 54    | 220   | e | PORCH |
|      | RFX  | P    |      | 54    | 540   | f | PORCH |
|      | DK   | P    |      | 405   | 6080  | g | PORCH |

gas fireplace

| Sale# | #p | sale date  | To                       | Type/Invalid? | Sale\$ | co:land | co:bldg |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| 408   | 1  | 2010-10-22 | RITCHEY PATRICIA S       | 1AF *         | 0      | 13260   | 128060  |
| 361   | 1  | 1995-05-04 | RITCHEY DAVID A & PATRIC | WD *          | 85000  | 11910   | 61710   |
| 671   | 0  | 1986-08-21 |                          |               | 0      | 0       | 69630   |

| Year | Land | Bldg  | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 4860 | 54070 | 58930 | 2260.74 |
| 2020 | 4860 | 54070 | 58930 | 1951.22 |

| project                       | ben acres | % | factor  |
|-------------------------------|-----------|---|---------|
| 902 MAIN DISTRICT CONSERVANCY |           |   | XA/2025 |
| 500 HARDIN COUNTY LANDFILL    |           |   | XA/2025 |



12107 PAMELA DR 43326

| Occupancy 1 Single Family |           | *DWELLING COMPUTATIONS |             |
|---------------------------|-----------|------------------------|-------------|
| Story Height              | 1         | Sq-Ft                  | Value       |
| Floor Level               | Main      | FRAME                  | 2314 154040 |
|                           | Basement  |                        | 1231 22920  |
|                           | Subtotal  |                        | 176960      |
| Shingle                   | Roof      | GABLE                  |             |
|                           | B 1 2 U A |                        |             |
| Plaster/Drywall           | X         | Air Conditioning       | 3980        |
| Panelled Wall             | X         | Plumbing               | 2800        |
| Unfinished Wall           | X         | Garages and Carports   | 11620       |
| Floor/Pine                | X         | Extra Features         | 14040       |
| Floor/Carpet              | X         | Total Value            | 209400      |
| Floor/Concrete            | X         |                        |             |
| Number of Rooms           | 1 6       | PUB ELECTRIC           |             |
| Bedrooms                  | 3         | PUB GAS                |             |
|                           |           | PRIV WATER             |             |
| Central Heat              | A         | PUB SEWER              |             |
| FORCED AIR                |           | PUB PAVED ST/RD        |             |
| Central A/C               | A         |                        |             |
| Plumbing                  |           | Neighborhood:          |             |
| Standard                  | 1         | Code:                  | 3310        |
| Extra 3 Fixture           | 1         | Dwl/Gar/NC%            | 1.0600      |
| Extra Fixture             | 1         |                        |             |

| Bldg Type  | SHB+Cons  | DixHt     | Area   | Unit  | Grade  | Blt/Renov | Replace  | Phy   | Fnc | True   |
|------------|-----------|-----------|--------|-------|--------|-----------|----------|-------|-----|--------|
| 1 DWELLING | 1 B F     | FtxFt     | 2314   | Rate  | C+     | 1973GD    | 230340   | .30   | Dpr | 170910 |
|            | front lot | effective | depth  | depth | actual | effective | extended | true  |     |        |
|            | frontage  | frontage  | factor | rate  | rate   | rate      | value    | value |     |        |
|            |           | 90.00     | 165    | 105   | 300    | 315       | 28350    | 28350 |     |        |

Call Back:

Sign: PSN Date: 2015-08-18 Lister:

33-393002.0000-v082020R