PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393002.0000 RES
L91 2025

sale

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 1AF
	12107 PAMELA DR	$0
	KENTON OH 43326	

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

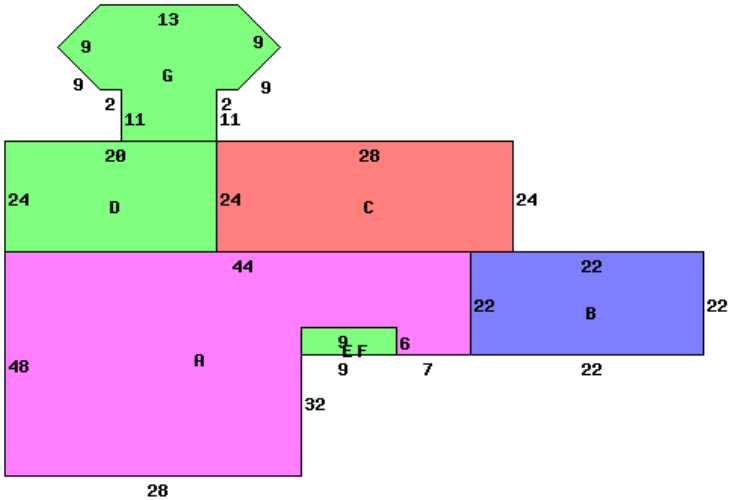
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	13890	28340	28340	28340	28350
Bldg100%	154490	170910	170910	170910	170910
Totl100%	168370t	199260t	199260t	199260t	199260t
Cauv100%					
Tax Value:					
Land 35%	4860	9920	9920	9920	9920
Bldg 35%	54070	59820	59820	59820	59820
Totl 35%	58930t	69740t	69740t	69740t	69740t
Hmstd35%					
Owner Oc	55.64	59.72	59.66		
Hmstd RB	392.70	359.26	407.30		
Net Tax	2252.20	2373.10	2491.22		
Sp-Asmnt	22.42	22.42	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

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

p r o j e c t — ben acres — / % — factor
902
500



12107 PAMELA DR 43326

Occupancy 1 Single Family

Story Height 1
Floor Level

			Sq-Ft	Value
Main	FRAME		2314	154040
Basement			1231	22920
Subtotal				176960
Roof	GABLE			

Shingle

B 1 2 U A

Plaster/Drywall	X
Panelled Wall	X
Unfinished Wall	X
Floor/Pine	X
Floor/Carpet	X
Floor/Concrete	X
Number of Rooms	1 6
Bedrooms	3
Central Heat	A
FORCED AIR	
Central A/C	A
Plumbing	
Standard	1
Extra 3 Fixture	1
Extra Fixture	1

*DWELLING COMPUTATIONS

Air Conditioning	3980
Plumbing	2800
Garages and Carports	11620
Extra Features	14040
Total Value	209400

PUB ELECTRIC
PUB GAS
PRIV WATER
PUB SEWER
PUB PAVED ST/RD

Neighborhood:
Code: 3310
Dwl/Gar/NC% 1.0600

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2314		C+	1973GD	230340	.30		170910

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	165	105	300	315	28350	28350

Call Back: Sign: PSN Date: 2015-08-18 Lister: 33-393002.0000-v082020R