PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393002.0000 RES
L91 2026

sale

2023 RITCHEY PATRICIA S	2010-10-22	
2024 RITCHEY PATRICIA S	2010-10-22	
2025 RITCHEY PATRICIA S	2010-10-22	
2026 RITCHEY PATRICIA S	2010-10-22	FAIRWAY VIEW 2
12107 PAMELA DR	1AF	
	$0	
KENTON OH 43326		

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

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	28340	28340	28340	28340		28340	32570	32580
Bldg100%	170910	170910	170910	170910		170910	209600	209610
Totl100%	199260t	199260t	199260t	199260t		199260t	242170t	242190t
Cauv100%								
Tax Value:								
Land 35%	9920	9920	9920	9920		9920	11400	11400
Bldg 35%	59820	59820	59820	59820		59820	73360	73360
Totl 35%	69740t	69740t	69740t	69740t		69740t	84760t	84770t
Hmstd35%								
Owner Oc	59.72	59.66	59.04	59.04	59.04			
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	2373.10	2491.22	2474.88	2474.88	2474.88			
Sp-Asmnt	22.42	38.71	38.71	38.71				

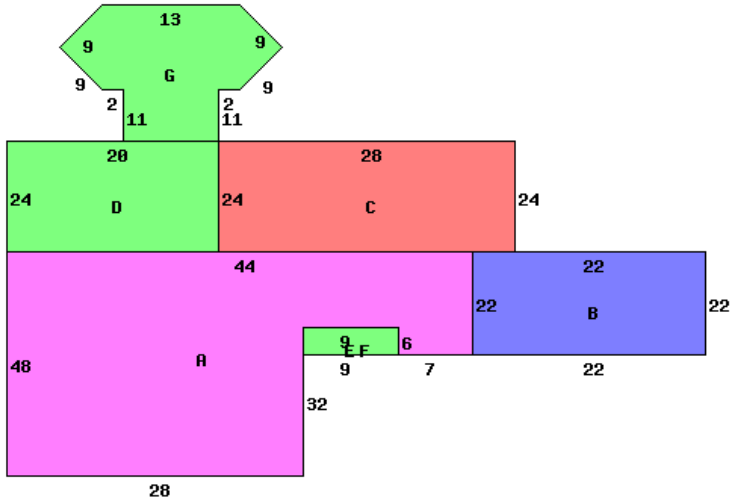
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1642		a	*MAIN
	F2	G		484	11620	b	GRAGE
1	F/C	A		672		c	ADDTN
	DK	P		480	7200	d	PORCH
	STP	P		54	220	e	PORCH
	RFX	P		54	540	f	PORCH
	DK	P		405	6080	g	PORCH

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
2022	4860	54070	58930	2252.20
2021	4860	54070	58930	2260.74

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	2314	154040
	Basement		1231	22920
	Subtotal			176960
Shingle	Roof	GABLE		

	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			

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%		1.3000

	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		209610

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	165	105	345	362	32580	32580

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

33-393002.0000-v082020R