PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393006.0000 RES
L88 2026

sale

2023	RISNER KENNETH E & AL	2004-05-19
2024	RISNER KENNETH E & AL	2004-05-19
2025	RISNER KENNETH E & AL	2004-05-19
2026	RISNER KENNETH E & ALIC	2004-05-19 FAIRWAY VIEW 6
	12173 PAMELA DR	1WD
		$136,000
	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%	144710	144710	144710	144710		144710	177460	177470
Totl100%	173060t	173060t	173060t	173060t		173060t	210030t	210050t
Cauv100%								
Tax Value:								
Land 35%	9920	9920	9920	9920		9920	11400	11400
Bldg 35%	50650	50650	50650	50650		50650	62110	62110
Totl 35%	60570t	60570t	60570t	60570t		60570t	73510t	73520t
Hmstd35%								
Owner Oc	51.88	51.82	51.28	51.28	51.28			
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	2013.82	2110.10	2094.04	2094.04	2094.04			
Sp-Asmnt	22.22	36.78	36.78	36.78				

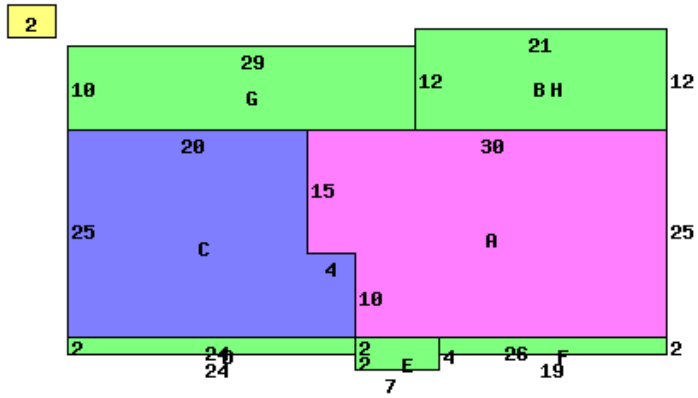
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		710		a	*MAIN
	EFP	P		252	10080	b	PORCH
F	F2	G		540	12960	c	GRAGE
	OH	P		48	1820	d	PORCH
	OFP	P		28	840	e	PORCH
	OH	P		38	1440	f	PORCH
	DK	P		290	4350	g	PORCH
	DK	P		252	3780	h	PORCH

HOUSE IS A TRI-LEVEL PER OWNER

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
285	1	2004-05-19	RISNER KENNETH E & ALICI	1WD		136000	11910	92110
537	1	1999-09-20	CONKLIN IVY J	1QC	*	0	11910	68090
581	1	1993-06-30	CONKLIN RICHARD E - IVY	1WD		92000	0	59310
341	0	1988-05-16			*	0	0	59310

Year	Land	Bldg	Total	Net Tax
2022	4860	49190	54050	2033.16
2021	4860	49190	54050	2040.88

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



12173 PAMELA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	710	89250
	Full Upper	FRAME	540	45840
	Basement		710	13420
	Subtotal			148510
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	Fireplaces	2000
Panelled Wall	X		Air Conditioning	2190
Floor/Carpet	X	X	Plumbing	2100
Floor/Tile-Lino	X		Garages and Carports	12960
Number of Rooms	1	6 2	Extra Features	23170
Bedrooms		3	Total Value	190930
Fireplace			PUB ELECTRIC	
Openings	1		PUB GAS	
Stacks	1		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%	1.3000

	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		1250		C+	1970GD	210020	.35		177470
2	Shed	*PP	10X10	100			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	90.0000	90.00	165	105	345	362	32580	32580

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