PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393007.0000 RES
L87 2026

sale

2023 CURRY MELISSA A		2019-03-01
2024 CURRY MELISSA A		2019-03-01
2025 CURRY MELISSA A		2019-03-01
2026 CURRY MELISSA A		2019-03-01 FAIRWAY VIEW 7
12193 PAMELA DR		1WD
		$195,000
KENTON OH 43326		

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

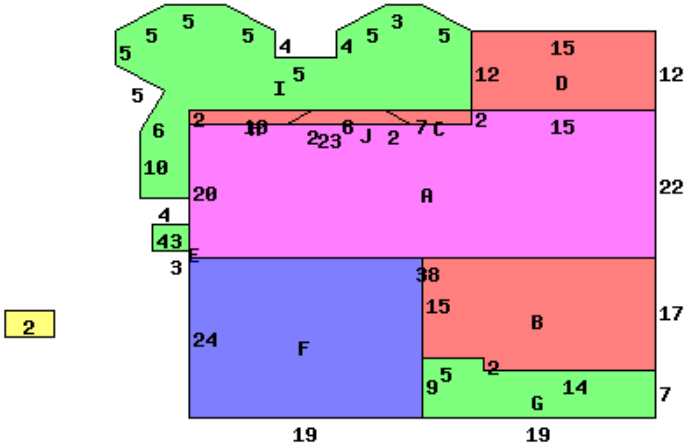
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	28340	28340	28340	28340		28340	32570	32580
Bldg100%	161630	161630	161630	161630		161630	198230	198230
Totl100%	189970t	189970t	189970t	189970t		189970t	230800t	230810t
Cauv100%								
Tax Value:								
Land 35%	9920	9920	9920	9920		9920	11400	11400
Bldg 35%	56570	56570	56570	56570		56570	69380	69380
Totl 35%	66490t	66490t	66490t	66490t		66490t	80780t	80780t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	2661.96	2820.32	2817.70	2817.70	2817.70			
Sp-Asmnt	22.32	38.03	38.03	38.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2	F/C	M		790		a	*MAIN
1	F/C	A		313		b	ADDTN
F	F	A		12		c	ADDTN
1	F/C	A		180		d	ADDTN
	OFP	P		12	360	e	PORCH
	F2	G		456	10940	f	GRAGE
	OFP	P		143	4290	g	PORCH
F	F	A		18		h	ADDTN
	DK	P		424	6360	i	PORCH
2	F	A		16		j	ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
68	1	2019-03-01	CURRY MELISSA A	1WD	195000	13230	116970
462	1	2006-07-24	HARBOR JUNE R & JESSE L	1WD	157000	12460	120710
341	1	2002-07-05	STOUT J THERON & SHANA	1WD	148000	11340	96600
370	1	2001-07-27	SKALA ROBERT G & PATRICI	1WD	150000	11340	96600
136	1	2001-03-23	LUCINDACO LTD	1WD	155000	11340	96600
370	1	1997-06-27	NEWLAND THOMAS	1WD	128750	11910	77140

Year	Land	Bldg	Total	Net Tax
2022	4860	50940	55800	2557.10
2021	4860	50940	55800	2566.58

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



12193 PAMELA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1299	107390
	Full Upper	FRAME	836	59340
	Subtotal			166730
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms	1	4	3		
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat			A		
FORCED AIR					
Central A/C			A		
Plumbing					
Standard		1			
Extra 3 Fixture		1			
Extra 2 Fixture		1			

Fireplaces		2000
Air Conditioning		3850
Plumbing		3500
Garages and Carports		10940
Extra Features		11010
Total Value		198030
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	2 F/C		2135		C+	1976GD	217830	.30		198230
2	Shed	*PP	6X10	60			OLD/	0			0

	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:

33-393007.0000-v082020R