PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393010.0000 RES
L66 2026

## sale

| | | | |
|---|---|---|---|
| 2023 | KAUFMAN MERRILL E & K | 1993-08-23 | |
| 2024 | KAUFMAN MERRILL E & K | 1993-08-23 | |
| 2025 | KAUFMAN MERRILL E & K | 1993-08-23 | |
| 2026 | KAUFMAN MERRILL E & KIM | 1993-08-23 | FAIRWAY VIEW 10 |
| | 12146 PAMELA DR | 1WD | |
| | | $98,000 | |
| | KENTON OH 43326 | | |

| | | | |
|---|---|---|---|
| 2028 | KAUFMAN MERRILL | 2026-08-28 | |
| | 12146 PAMELA DR | 1CT | |
| | KENTON OH 43326 | | |

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

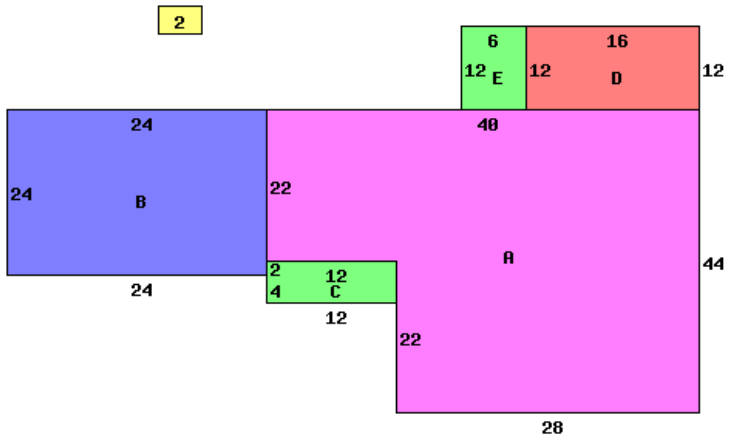
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 30910 | 30910 | 30910 | 30910 | | 30910 | 35510 | 35500 |
| Bldg100% | 134660 | 134660 | 134660 | 134660 | | 134660 | 164860 | 164860 |
| Totl100% | 165570t | 165570t | 165570t | 165570t | | 165570t | 200370t | 200360t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 10820 | 10820 | 10820 | 10820 | | 10820 | 12430 | 12430 |
| Bldg 35% | 47130 | 47130 | 47130 | 47130 | | 47130 | 57700 | 57700 |
| Totl 35% | 57950t | 57950t | 57950t | 57950t | | 57950t | 70130t | 70130t |
| Hmstd35% | 57490 | 57490 | 57490 | 57490 | | 57490 | 69670 | |
| Owner Oc | 49.24 | 49.18 | 48.66 | 48.66 | 48.66 | hmstd 10820 l | 46670 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 2270.84 | 2408.90 | 2407.12 | 2407.12 | 2407.12 | | | |
| Sp-Asmnt | 21.79 | 35.91 | 35.91 | 35.91 | | | | |

| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 B | F | M | | 1496 | | a | *MAIN |
| | F2 | G | | 576 | 13820 | b | GRAGE |
| | STP | P | | 72 | 290 | c | PORCH |
| 1 | F | A | | 192 | | d | ADDTN |
| | OFP | P | | 72 | 2160 | e | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | | Sale$ | co:land | co:bldg |
|---|---|---|---|---|---|---|---|---|
| 376 | 1 | 2026-08-28 | KAUFMAN MERRILL | 1CT | * | 0 | 30910 | 134660 |
| 760 | 1 | 1993-08-23 | KAUFMAN MERRILL E & KIM | 1WD | * | 98000 | 0 | 76000 |

| Year | Land | Bldg | Total | Net Tax |
|---|---|---|---|---|
| 2022 | 5290 | 41330 | 46620 | 2092.40 |
| 2021 | 5290 | 41330 | 46620 | 2100.32 |

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




12146 PAMELA 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1688 | 126450 |
| | Basement | | 1496 | 27680 |
| | Subtotal | | | 154130 |
| Shingle | Roof | GABLE | | |

| | B | 1 | 2 | U | A |
|---|---|---|---|---|---|
| Plaster/Drywall | X | X | | | |
| Panelled Wall | X | X | | | |
| Unfinished Wall | X | | | | |
| Floor/Pine | | X | | | |
| Floor/Carpet | X | X | | | |
| Floor/Tile-Lino | X | | | | |
| Number of Rooms | | 6 | | | |
| Bedrooms | | 3 | | | |
| Fireplace | | | | | |
| Openings | | 1 | | | |
| Stacks | | 1 | | | |
| Central Heat | | A | | | |
| FORCED AIR | | | | | |
| Central A/C | | A | | | |
| Plumbing | | | | | |
| Standard | | 1 | | | |
| Extra 3 Fixture | | 1 | | | |

| | | | |
|---|---|---|---|
| Fireplaces | 2000 | PUB ELECTRIC | |
| Air Conditioning | 3020 | PUB GAS | |
| Plumbing | 2100 | PRIV WATER | |
| Garages and Carports | 13820 | PUB SEWER | |
| Extra Features | 4650 | PUB PAVED ST/RD | |
| Total Value | 179720 | | |
| | | 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 | | 1688 | | C | 1973GD | 179720 | .30 | | 163550 |
| 2 | Shed | | 10X16 | 160 | | D | 2020AV | 1540 | .15 | | 1310 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 100.0000 | 100.00 | 160 | 103 | 345 | 355 | 35500 | 35500 |

Call Back: Sign: PSN Date: 2015-08-17 Lister:

33-393010.0000-v082020R