

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-393023.0000  
L76

RES  
2025

sale

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

2022 ZARING LYNDA D	2016-06-24
2023 REICHELDERFER TRENT J	2022-12-07
2024 REICHELDERFER TRENT J	2022-12-07
2025 REICHELDERFER TRENT J E	2022-12-07 FAIRWAY VIEW 23-67
12511 BARBARA DR	LWD
KENTON OH 43326	\$200,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	30710	62710	62710	62710	62700
Bldg100%	204060	228200	228200	228200	228190
Totl100%	234770t	290910t	290910t	290910t	290890t
Cauv100%					
Tax Value:					
Land 35%	10750	21950	21950	21950	21950
Bldg 35%	71420	79870	79870	79870	79870
Totl 35%	82170t	101820t	101820t	101820t	101810t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	3765.54	4076.44	4318.90	4314.90	
Sp-Asmnt	506.52	386.52	44.58	44.58	

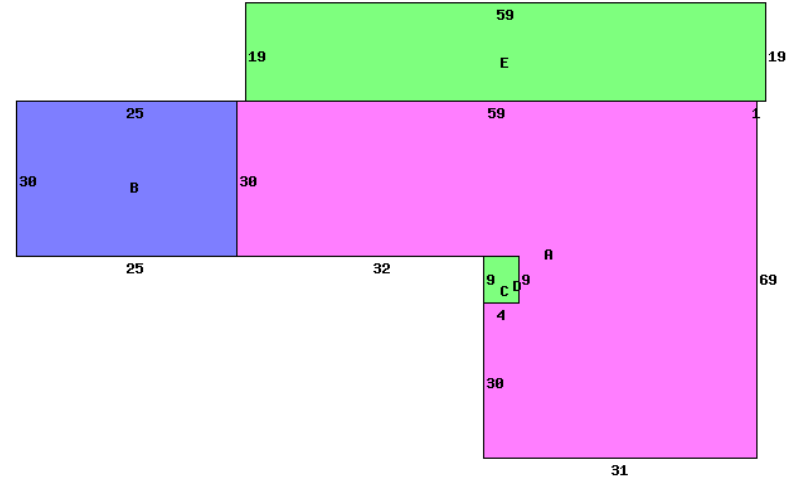
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		2943			
	B2	G		750	21000	b	GRAGE
	STP	P		36	140	c	PORCH
	CAN	P		36	290	d	PORCH
	PAT	P		1121	3360	e	PORCH

#: 67 L/W  
333930670000

Sale#	#p	sale date	To	Type/Invalid?	Sales\$	co:land	co:bldg
640	1	2022-12-07	REICHELDERFER TRENT J	LWD *	200000	30710	204060
500	1	2022-10-27	AUGUR NICK ETAL	LQC *	0	30710	204060
378	1	2022-07-25	AUGUR NICK	LWD	134424	30710	204060
215	1	2022-05-06	RUSHMORE LOAN MANAGEMENT	LSH	96667	30710	204060
249	1	2016-06-24	ZARING LYNDA D	LWD	201000	25770	131860
264	1	2016-06-24	MILLARD SHERRY M	LSD *	0	25770	131860

Year	Land	Bldg	Total	Net Tax
2021	10750	71420	82170	3779.50
2020	10750	71420	82170	3273.26

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



12511 BARBARA DR 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1			Sq-Ft	Value
Floor Level	Main	BRICK		2943	205780
Shingle	Subtotal				205780
	Roof	GABLE			
Plaster/Drywall	D		Air Conditioning		5120
Panelled Wall	X		Plumbing		3500
Floor/Carpet	X		Garages and Carports		21000
Number of Rooms	7		Extra Features		3790
Bedrooms	4		Total Value		239190
Central Heat	A		PUB ELECTRIC		
ELECTRIC			PUB GAS		
Central A/C	A		PRIV WATER		
Plumbing			PUB SEWER		
Standard	1		PUB PAVED ST/RD		
Extra 3 Fixture	1				
Extra 2 Fixture	1				
			Neighborhood:		
			Code:		3310
			Dwl/Gar/NC%		1.0600

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B/C	FtxFt	Area	Grade	Cond	Value	Dpr	Value
		2943	2943	B-	1970VG	287030	.25	228190
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	155.3800	209.00	150	100	300	300	62700	62700