

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393032.0000
L104

RES
2025

sale

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

2022	DONNAL MELVIN & JUDY	2003-03-26	
2023	DONNAL MELVIN & JUDY	2003-03-26	
2024	DONNAL MELVIN & JUDY	2003-03-26	
2025	DONNAL MELVIN & JUDY	2024-03-20	FAIRWAY VIEW PT 31-32
	12656 DEBORAH DR	1AF	
	KENTON OH 43326	\$0	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	13970	28510	28510	28510	28500
Bldg100%	121430	131710	131710	131710	131870
Totl100%	135400t	160230t	160230t	160230t	160370t
Cauv100%					
Tax Value:					
Land 35%	4890	9980	9980	9980	9980
Bldg 35%	42500	46100	46100	46100	46150
Totl 35%	47390t	56080t	56080t	56080t	56130t
Hmstd35%					
Owner Oc	44.74	48.02	47.98	47.48	
Hmstd RB					
Net Tax	2126.96	2197.18	2330.76	2329.06	
Sp-Asmnt	23.73	23.73	35.34	35.34	

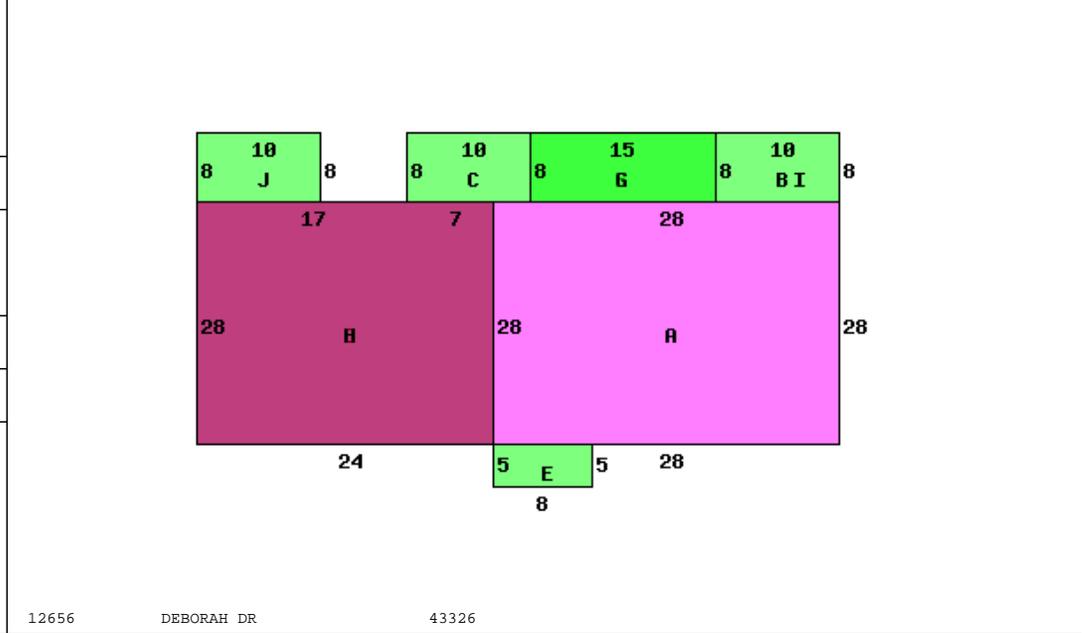
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		784			
	DK	P		80	1200	b	PORCH
	PAT	P		80	240	c	PORCH
	BAS2	G		672	1300	d	GRAGE
	OFF	P		40	1200	e	PORCH
	DK	P		120	1800	f	PORCH
	PAT	P		120	360	g	PORCH
	F	A		672		h	ADDTN
	OFF2	P		80	2400	i	PORCH
	PAT	P		80	240	j	PORCH

#: 74 L/W
gas fireplace
333930740000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
139	1	2024-03-20	DONNAL MELVIN	1AF *	0	28510	131710
145	1	2003-03-26	DONNAL MELVIN & JUDY	1WD	152000	10460	117030
539	1	2000-12-18	SCHREINER WILLIAM MICHAEL	1QC *	0	10460	106370
495	1	1999-08-23	SCHREINER WILLIAM M &	1WD *	118500	10970	78140
482	1	1999-08-12	KEEL GEORGE A	1QC *	0	10970	78140
227	1	1997-06-05	PARSHALL NANCY &	1QC *	0	10970	78140

Year	Land	Bldg	Total	Net Tax
2021	4890	42500	47390	2135.00
2020	4890	42500	47390	1842.70

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



12656 DEBORAH DR 43326

Occupancy	1	Single Family	*DWELLING COMPUTATIONS	
Story Height	2		Sq-Ft	Value
Floor Level		Main BRICK	1456	122240
		Basement	784	14670
		Subtotal		136910
Shingle		Roof MANSARD		
	B 1 2 U A			
Plaster/Drywall	D D	784 sq ft	Basement Finish	8490
Floor/Pine	X		Air Conditioning	3920
Floor/Carpet	X X		Plumbing	3500
Number of Rooms	3 6		Garages and Carports	1300
Bedrooms	3		Extra Features	7440
			Total Value	161560
Central Heat	A			
FORCED AIR			PUB ELECTRIC	
Central A/C	A		PUB GAS	
Plumbing			PRIV WATER	
Standard	1		PUB SEWER	
Extra 3 Fixture	1		PUB PAVED ST/RD	
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	2 B B	FtxFt	Area	Grade	Cond	Value	Dpr	Value
			2240	C+	1975GD	177720	.30	131870
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	factor	rate	rate	value	value
	95.0000	95.00	150	100	300	300	28500	28500