PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393032.0000 RES
L104 2026

sale

2023 DONNAL MELVIN & JUDY	2003-03-26	
2024 DONNAL MELVIN & JUDY	2003-03-26	
2025 DONNAL MELVIN	2024-03-20	
2026 DONNAL MELVIN	2024-03-20	FAIRWAY VIEW PT 31-32
12656 DEBORAH DR	1AF	
	$0	
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%	28510	28510	28510	28510		28510	32770	32780
Bldg100%	131710	131710	131710	131710		131710	161740	161730
Totl100%	160230t	160230t	160230t	160230t		160230t	194510t	194510t
Cauv100%								
Tax Value:								
Land 35%	9980	9980	9980	9980		9980	11470	11470
Bldg 35%	46100	46100	46100	46100		46100	56610	56610
Totl 35%	56080t	56080t	56080t	56080t		56080t	68080t	68080t
Hmstd35%								
Owner Oc	48.02	47.98	47.48	47.48	47.48			
Hmstd RB								
Net Tax	2197.18	2330.76	2329.06	2329.06	2329.06			
Sp-Asmnt	23.73	35.34	35.34	35.34				

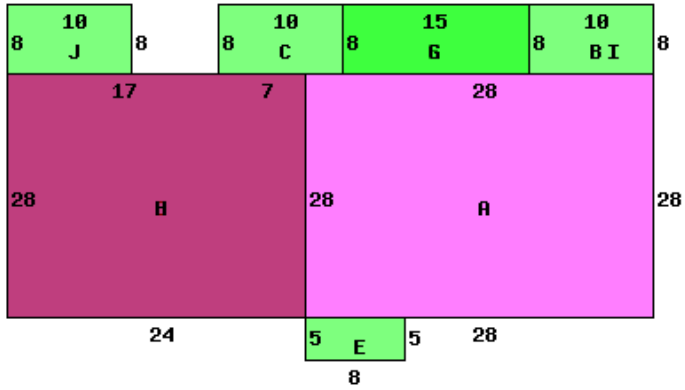
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		784		a	*MAIN
	DK	P		80	1200	b	PORCH
	PAT	P		80	240	c	PORCH
	BAS2	G		672	1300	d	GRAGE
	OFP	P		40	1200	e	PORCH
	DK	P		120	1800	f	PORCH
	PAT	P		120	360	g	PORCH
1	F	A		672		h	ADDTN
	OFP2	P		80	2400	i	PORCH
	PAT	P		80	240	j	PORCH

#: 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 MICHAE	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
2022	4890	42500	47390	2126.96
2021	4890	42500	47390	2135.00

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



12656 DEBORAH DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%	1.3000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B B		2240		C+	1975GD	177720	.30		161730

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	95.0000	95.00	150	100	345	345	32780	32780

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