

PLEASANT TWP
KENTON SD

00320

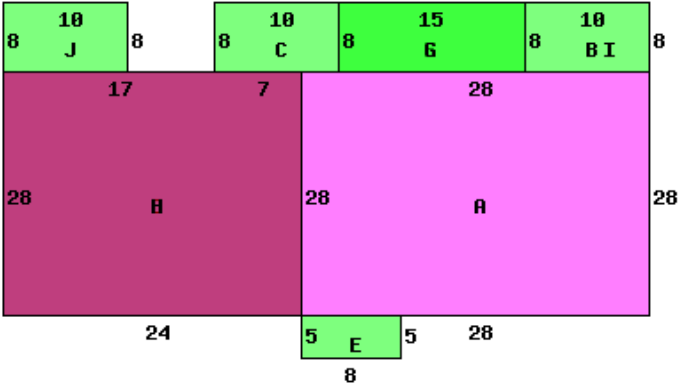
Hardin County, Ohio
Michael T. Bacon, Auditor

33-393032.0000
L104

RES
2025

sale		Eff Rate:- 49.60 — 43.46 — 45.84 — 45.84 — a/r			
2022 DONNAL MELVIN & JUDY	2003-03-26	Tax Year	2022	2023	2024
2023 DONNAL MELVIN & JUDY	2003-03-26	Prop Cls	510	510	510
2024 DONNAL MELVIN & JUDY	2003-03-26	Acres			
2025 DONNAL MELVIN	2024-03-20 FAIRWAY VIEW PT 31-32	Land100%	13970	28510	28510
12656 DEBORAH DR	1AF	Bldg100%	121430	131710	131710
KENTON OH 43326	\$0	Totl100%	135400t	160230t	160230t
		Cauv100%			
		Tax Value:			
		Land 35%	4890	9980	9980
		Bldg 35%	42500	46100	46100
		Totl 35%	47390t	56080t	56080t
		Hmstd35%			
		Owner 0c	44.74	48.02	47.98
		Hmstd RB			
		Net Tax	2126.96	2197.18	2330.76
		Sp-Asmnt	23.73	23.73	35.34

SHB+ 1 B	CONS	TYPE	FACT	SQ-FT	VALUE				
	F	M		784		a	*MAIN		
	DK	P		80	1200	b	PORCH		
	PAT	P		80	240	c	PORCH		
	BAS2	G		672	1300	d	GRAGE		
	QFP	P		40	1200	e	PORCH		
	DK	P		120	1800	f	PORCH		
	PAT	P		120	360	g	PORCH		
	F	A		672		h	ADDTN		
1	QFP2	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					
p r o j e c t							ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY						XA/2024			
500 HARDIN COUNTY LANDFILL						XA/2024			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	2			Sq-Ft	Value	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
Floor Level		Main	BRICK	1456	122240	1 DWELLING	2 B B	FtxFt	2240	Rate	C+	1975GD	177720	Dpr	Dpr	Value
		Basement		784	14670											
		Subtotal			136910											
Shingle		Roof	MANSARD			front lot	acres/	effective	depth	depth	actual	effective	effective	extended		true
	B 1 2 U A						frontage	95.00	150	factor	rate	rate	rate	value		value
			784 sq ft								300	300	300	28500		28500
Plaster/Drywall	D D			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											
Call Back: Sign: PSN Date: 2015-08-18 Listor: 22-202022-0000-v082020P																

Call Back:

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

33-393032.0000-v082020R