

PLEASANT TWP
KENTON SD

00320

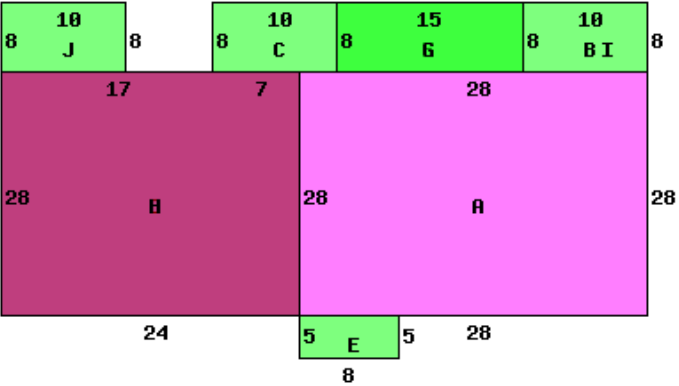
Hardin County, Ohio
Michael T. Bacon, Auditor

33-393032.0000
L104

RES
2024

Sale			Eff Rate: 49.77 49.60 43.46 43.84 a/r					
2021	DONNAL MELVIN & JUDY	2003-03-26	Tax Year	2021	2022	2023	2024	CAMA
2022	DONNAL MELVIN & JUDY	2003-03-26	Prop Cls	510	510	510	510	510
2023	DONNAL MELVIN & JUDY	2003-03-26	Acres					
2024	DONNAL MELVIN & JUDY	2003-03-26	Land100%	13970	13970	28510	28510	28500
	12656 DEBORAH DR	1WD	Bldg100%	121430	121430	131710	131710	131870
	KENTON OH 43326	\$152,000	Totl100%	135400t	135400t	160230t	160230t	160370t
			Cauv100%					
			Tax Value:					
			Land 35%	4890	4890	9980	9980	9980
			Bldg 35%	42500	42500	46100	46100	46150
			Totl 35%	47390t	47390t	56080t	56080t	56130t
			Hmstd35%					
2025	DONNAL MELVIN	2024-03-20	Owner Oc	44.74	44.74	48.02	47.98	
	12656 DEBORAH DR	1AF	Hmstd RB					
	KENTON OH 43326		Net Tax	2135.00	2126.96	2197.18	2330.76	
			Sp-Asmnt	23.74	23.73	23.73	35.34	

SHB+ 1 B	CONS F DK PAT BAS2 QFP DK PAT F QFP2 PAT	TYPE M P P P P P P A P P	FACT P P P P P P P A P P	SQ-FT 784 80 80 672 40 120 120 672 80 80	VALUE 1200 240 1300 1200 1800 360 2400 240	a b c d e f g h i j	*MAIN PORCH PORCH GRAGE PORCH PORCH PORCH ADDTN PORCH 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				
2020	4890	42500	47390	1842.70				
2019	4660	33650	38310	1429.34				
p r o j e c t						ben acres	/	% factor
902 MAIN DISTRICT CONSERVANCY	500 HARDIN COUNTY LANDFILL					XA/2024		



					12656		DEBORAH DR		43326						
Occupancy 1 Single Family			*DWELLING COMPUTATIONS		Bldg Type 1 DWELLING	SHB+Cons 2 B B	DixHt FtxFt	Area 2240	Unit Rate	Grade C+	Blt/Renov Cond 1975GD	Replace Value 177720	Phy Dpr .30	Fnc Dpr	True Value 131870
Story Height	2		Sq-Ft	Value											
Floor Level		Main	BRICK	1456	122240										
		Basement		784	14670										
		Subtotal			136910										
Shingle		Roof	MANSARD			front lot	acres/ frontage	effective frontage	depth 150	depth factor 100	actual rate 300	effective rate 300	extended value 28500		true value 28500
	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										
					Call Back:		Sign: PSN	Date: 2015-08-18	Lister:						33-393032_0000-v082020P

Call Back:

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

33-393032.0000-v082020R