

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393032.0000
L104

RES
2023

sale

Eff Rate:- 43.64 — 49.77 — 49.60 — 43.46 — a/r

2020 DONNAL MELVIN & JUDY	2003-03-26
2021 DONNAL MELVIN & JUDY	2003-03-26
2022 DONNAL MELVIN & JUDY	2003-03-26
2023 DONNAL MELVIN & JUDY	2003-03-26 FAIRWAY VIEW PT 31-32
12656 DEBORAH DR	LWD
KENTON OH 43326	\$152,000 07.0-05-39C-032

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	13970	13970	13970	28510	28500
Bldg100%	121430	121430	121430	131710	131710
Totl100%	135400t	135400t	135400t	160230t	160210t
Cauvl00%					

2024 DONNAL MELVIN	2024-03-20
12656 DEBORAH DR	1AF
KENTON OH 43326	

Tax Value:					
Land 35%	4890	4890	4890	9980	9980
Bldg 35%	42500	42500	42500	46100	46100
Totl 35%	47390t	47390t	47390t	56080t	56070t
Hmstd35%					
Owner Oc	45.10	44.74	44.74	48.02	
Hmstd RB					
Net Tax	1842.70	2135.00	2126.96	2197.18	
Sp-Asmnt	23.73	23.74	23.73	23.73	

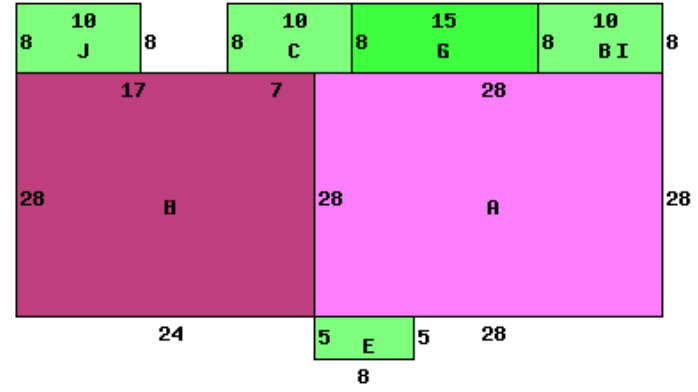
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		784			
	DK	P		80	1200	b	PORCH
	PAT	P		80	240	c	PORCH
	BAS2	G		672	1100	d	GRAGE
	OPF	P		40	1200	e	PORCH
	DK	P		120	1800	f	PORCH
	PAT	P		120	360	g	PORCH
	F	A		672		h	ADDTN
	OPF2	P		80	2400	i	PORCH
	PAT	P		80	240	j	PORCH

#: 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	LWD	152000	10460	117030
539	1	2000-12-18	SCHREINER WILLIAM MICHAEL	LQC *	0	10460	106370
495	1	1999-08-23	SCHREINER WILLIAM M &	LWD *	118500	10970	78140
482	1	1999-08-12	KEEL GEORGE A	LQC *	0	10970	78140
227	1	1997-06-05	PARSHALL NANCY &	LQC *	0	10970	78140

Year	Land	Bldg	Total	Net Tax
2019	4660	33650	38310	1429.34
2018	4660	33650	38310	1430.90

Project
902 MAIN DISTRICT CONSERVANCY XA/2023
500 HARDIN COUNTY LANDFILL XA/2023



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 1100
Bedrooms	3		Extra Features 7440
			Total Value 161360
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	177500	.30	131710
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