

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-393033.0000  
L103

RES  
2025

sale

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

2022	BLUE BRADFORD C & KER	2008-03-20	
2023	BLUE BRADFORD C & KER	2008-03-20	
2024	BLUE BRADFORD C & KER	2008-03-20	
2025	BLUE BRADFORD C & KERA	2008-03-20	FAIRWAY VIEW 33 PT 34
	12624 DEBORAH DR		LWD
		\$138,000	
	KENTON OH 43326		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	18830	38400	38400	38400	38400
Bldg100%	185710	218230	218230	218230	218230
Totl100%	204540t	256630t	256630t	256630t	256630t
Cauvl00%					
Tax Value:					
Land 35%	6590	13440	13440	13440	13440
Bldg 35%	65000	76380	76380	76380	76380
Totl 35%	71590t	89820t	89820t	89820t	89820t
Hmstd35%					
Owner Oc	67.60	76.92	76.84	76.04	
Hmstd RB					
Net Tax	3213.10	3519.08	3733.06	3730.32	
Sp-Asmnt	24.89	24.89	42.16	42.16	

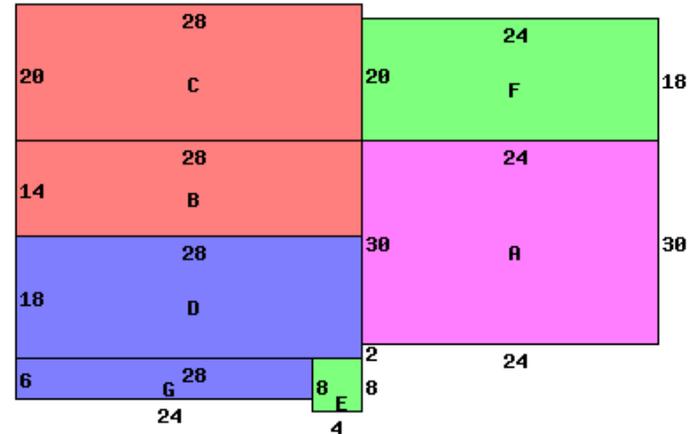
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B	F	M	720		a	*MAIN
2		F/C	A	392		b	ADDN
2		F	A	560		c	ADDN
	F	F2	G	504	12100	d	GRAGE
		OPF	P	32	960	e	PORCH
		PAT	P	432	1300	f	PORCH
	F	F2	G	144	3460	g	GRAGE

#: 34 L/W  
333930340000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
135	1	2008-03-20	BLUE BRADFORD C & KERA L	LWD *	138000	13940	125230
134	1	2008-03-20	PRIMACY CLOSIN	LWD *	166500	13940	125230
431	1	1999-07-29	MABREY GARY L & WENDY T	LWD	145000	14090	78890
398	0	1987-05-21		LWD *	82000	0	80910

Year	Land	Bldg	Total	Net Tax
2021	6590	65000	71590	3225.28
2020	6590	65000	71590	2783.68

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



12624 DEBORAH DR 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1672 125250
	Full Upper	FRAME	1600 75570
	Basement		720 13610
	Subtotal		214430
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	240 sq ft	Basement Finish 2870
Panelled Wall	X		Air Conditioning 5820
Unfinished Wall	X		Plumbing 4200
Floor/Carpet	X X		Garages and Carports 15560
Floor/Concrete	X		Extra Features 3380
Number of Rooms	2 7 3		Total Value 246260
Bedrooms	3		
Central Heat	A		PUB ELECTRIC
FORCED AIR			PUB GAS
Central A/C	A		PRIV WATER
Plumbing			PUB SEWER
Standard	1		PUB PAVED ST/RD
Extra 3 Fixture	1		Neighborhood:
Extra 2 Fixture	1		Code: 3310
Extra Fixture	1		Dwl/Gar/NC% 1.0600

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	FtxFt	3512	Rate	C+	1973VG	270890	.24	Dpr	218230
		effective	depth	depth	actual	effective	extended	value	value	value
front lot	161.0000	128.00	150	100	300	300	38400	38400		

Call Back:

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

33-393033.0000-v082020R