PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393033.0000 RES
L103 2026

sale

2023 BLUE BRADFORD C & KER	2008-03-20	
2024 BLUE BRADFORD C & KER	2008-03-20	
2025 BLUE BRADFORD C & KER	2008-03-20	
2026 BLUE BRADFORD C & KERA	2008-03-20	FAIRWAY VIEW 33 PT 34
12624 DEBORAH DR	1WD	
	$138,000	
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%	38400	38400	38400	38400		38400	44170	44160
Bldg100%	218230	218230	218230	218230		218230	267630	267640
Totl100%	256630t	256630t	256630t	256630t		256630t	311800t	311800t
Cauv100%								
Tax Value:								
Land 35%	13440	13440	13440	13440		13440	15460	15460
Bldg 35%	76380	76380	76380	76380		76380	93670	93670
Totl 35%	89820t	89820t	89820t	89820t		89820t	109130t	109130t
Hmstd35%								
Owner Oc	76.92	76.84	76.04	76.04	76.04			
Hmstd RB								
Net Tax	3519.08	3733.06	3730.32	3730.32	3730.32			
Sp-Asmnt	24.89	42.16	42.16	42.16				

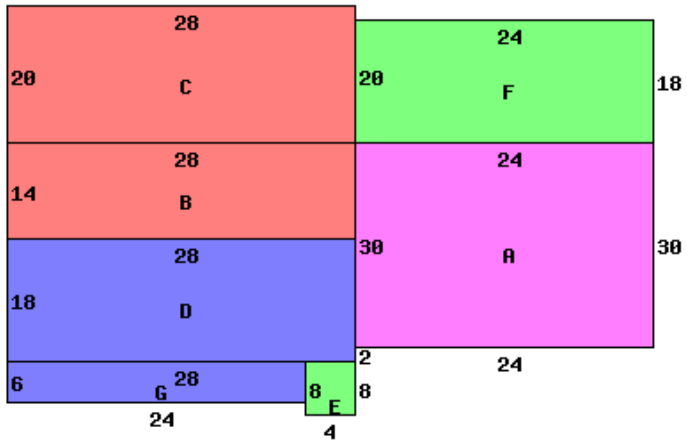
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		720		a	*MAIN
2	F/C	A		392		b	ADDTN
2	F	A		560		c	ADDTN
F	F2	G		504	12100	d	GRAGE
	OFP	P		32	960	e	PORCH
	PAT	P		432	1300	f	PORCH
F	F2	G		144	3460	g	GRAGE

#: 34 L/W
3339303040000

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

Year	Land	Bldg	Total	Net Tax
2022	6590	65000	71590	3213.10
2021	6590	65000	71590	3225.28

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



12624 DEBORAH DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS	Sq-Ft	Value
Main FRAME	1672	125250
Full Upper FRAME	1600	75570
Basement	720	13610
Subtotal		214430

Story Height 2
Floor Level
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					
							PUB ELECTRIC	
Central Heat			A				PUB GAS	
FORCED AIR							PRIV WATER	
Central A/C			A				PUB SEWER	
Plumbing							PUB PAVED ST/RD	
Standard		1						
Extra 3 Fixture		1					Neighborhood:	
Extra 2 Fixture		1					Code:	3310
Extra Fixture		1					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	1 B F		3512		C+	1973VG	270890	.24		267640

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	161.0000	128.00	150	100	345	345	44160	44160

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