PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393035.0000 RES
L102 2024

sale

2021	DAVIS CHARLES M & ALL	
2022	DAVIS CHARLES M & ALL	
2023	DAVIS CHARLES M & ALL	
2024	DAVIS CHARLES M & ALLIT	FAIRWAY VIEW E 1/2 34 ALL
	12590 DEBORAH DR	35 PT 34-35
	$0	
	KENTON OH 43326	

Eff Rate: – 49.77 — 49.60 — 43.46 — 45.84 — a/r

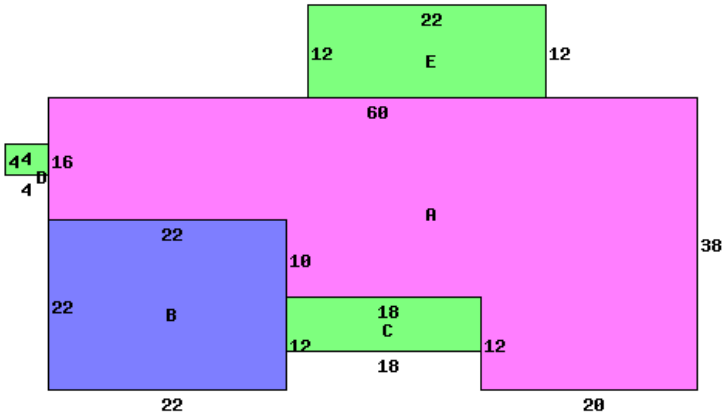
Tax Year	2021	2022	2023	2024	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	22060	22060	45000	45000	45000
Bldg100%	117860	117860	134090	134090	134090
Totl100%	139910t	139910t	179090t	179090t	179090t
Cauv100%					
Tax Value:					
Land 35%	7720	7720	15750	15750	15750
Bldg 35%	41250	41250	46930	46930	46930
Totl 35%	48970t	48970t	62680t	62680t	62680t
Hmstd35%					
Owner Oc	46.22	46.24	53.68	53.62	
Hmstd RB	394.18	392.70	359.26	407.30	
Net Tax	1812.02	1805.16	2096.48	2197.78	
Sp-Asmnt	23.94	23.93	23.93	36.67	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1580		a	*MAIN
	F2	G		484	11620	b	GRAGE
	OFP	P		126	3780	c	PORCH
	STP	P		16	60	d	PORCH
	DK	P		264	3960	e	PORCH

#: 69 L/W
333930690000

Year	Land	Bldg	Total	Net Tax
2020	7720	41250	48970	1563.92
2019	7350	32970	40320	1177.84

p r o j e c t		ben acres / % factor
902 MAIN DISTRICT CONSERVANCY	XA/2024	
500 HARDIN COUNTY LANDFILL	XA/2024	



12590 DEBORAH DR 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1580	124140
	Basement		1580	29230
	Subtotal			153370
Shingle	Roof	GABLE		

	B 1 2 U A			
Plaster/Drywall	X	1200 sq ft	Basement Finish	12760
Panelled Wall	X		Air Conditioning	2800
Floor/Pine	X		Plumbing	1400
Floor/Carpet	X X		Garages and Carports	11620
Number of Rooms	2 8		Extra Features	9720
Bedrooms	3		Total Value	191670
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 2 Fixture	1			
			Neighborhood:	
			Code:	3310
			Dwl/Gar/NC%	1.0600

	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		2780		C+	1968AV	210840	.40		134090

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	150.0000	150.00	150	100	300	300	45000	45000

Call Back: Sign: PSN Date: 2015-08-18 Lister: 33-393035.0000-v082020R