

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-393038.0000  
L100

RES  
2023

sale

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

2020 GATIEN CHARLOTTE	1996-10-15
2021 GATIEN CHARLOTTE	1996-10-15
2022 THIEL ROBERT A & PAIG	2021-07-01
2023 THIEL ROBERT A & PAIGE	2021-07-01 FAIRWAY VIEW PT 37-38
12502 BARBARA DR	1SD
KENTON OH 43326	\$240,000
	07.0-05-39C-038

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	22940	22940	22940	46800	46800
Bldg100%	195000	195000	195000	236710	236720
Totl100%	217940t	217940t	217940t	283510t	283520t
Cauvl00%					
Tax Value:					
Land 35%	8030	8030	8030	16380	16380
Bldg 35%	68250	68250	68250	82850	82850
Totl 35%	76280t	76280t	76280t	99230t	99230t
Hmstd35%					
Owner Oc	72.58	72.02	72.02	84.98	
Hmstd RB	340.22	394.18			
Net Tax	2625.82	3042.40	3423.60	3887.76	
Sp-Asmnt	26.02	26.02	26.02	26.02	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		720		b	GRACE
	B2 F	G		744	24370	c	PORCH
	EFP2	P		52	2080	d	ADDTN
	F	A		78		e	ADDTN
1	B/C	A		209		f	ADDTN
	B/C	A		1028		g	PORCH
	EFP	P		312	12480	h	PORCH
	OFF	P		63	1890	i	PORCH
	BAY	P		30	1140	j	PORCH
	DK	P		542	8130		

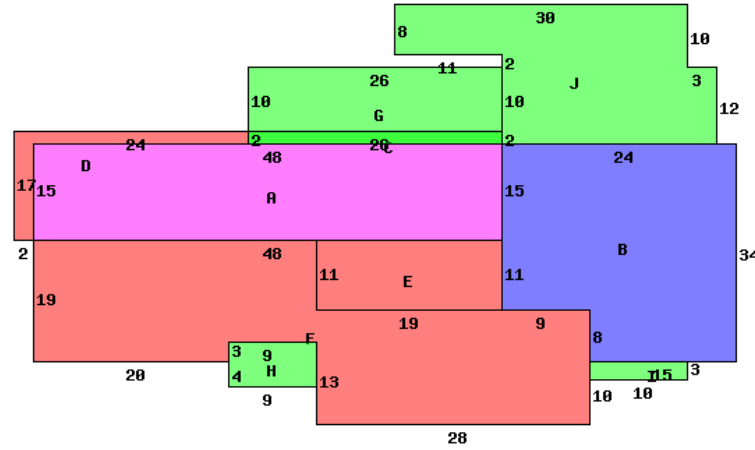
#: 37 L/W  
gas fireplace  
333930370000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
308	1	2021-07-01	THIEL ROBERT A & PAIGE	SC	240000	22940	195000
648	1	1996-10-15	GATIEN CHARLOTTE	LWD	135000	15400	127600
141	1	1994-02-22	GEBHARD GREGORY C & ROBE	LWD	148000	0	143000
787	1	1990-09-28		LUN *	140000	0	111200
59	0	1987-01-29		*	122500	0	126110

Year	Land	Bldg	Total	Net Tax
2019	7640	54130	61770	1978.14
2018	7640	54130	61770	1980.30

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

ben acres / % factor



12502 BARBARA DR 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	1957 148400
	Full Upper	FRAME	78 10090
	Basement		720 13610
	Subtotal		172100
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X	720 sq ft	Basement Finish 7830
Unfinished Wall	X		Air Conditioning 3670
Floor/Carpet	X		Plumbing 4900
Number of Rooms	2		Garages and Carports 24370
Bedrooms	3		Extra Features 25720
			Total Value 238590
Central Heat	A		PUB GAS
FORCED AIR			PUB WATER
Central A/C	A		PRIV WATER
Plumbing			PUB SEWER
Standard	1		PUB PAVED ST/RD
Extra 3 Fixture	1		
Extra 2 Fixture	1		
Extra Fixture	2		
		Neighborhood:	
		Code:	3310
		Dwl/Gar/NC%	1.0600

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True	
1 DWELLING	1 B F	FtxFt	Area Rate	Grade	Cond Value	Dpr Dpr	Value	
		2755		B	1979GD 310170	.28	236720	
front lot	acres/ frontage	effective	depth	depth	actual	effective	extended	true
	130.0000	156.00	150	100	300	300	46800	46800

Call Back:

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

33-393038.0000-v082020R