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RES
2025

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

2021-07-01
2021-07-01
2021-07-01
2021-07-01 FAIRWAY VIEW PT 37-38
1SD
\$240,000

Tax Year	2022	2023	2024	2025	2025
Prop CIs	510	510	510	510	510
Acres					
Land100%	22940	46800	46800	46800	46800
Bldg100%	195000	236710	236710	236710	236710
Tot100%	217940	283510	283510	283510	283510

CAMA
510
3820
0320
4140t

2026 WACK ANTHONY & MEGAN
12502 BARBARA DR
KENTON OH 43326

2025-09-18
1SD

Tax Value:					
Land 35%	8030	16380	16380	16380	16380
Bldg 35%	86250	82850	82850	82850	82850
Totl 35%	76280t	99230t	99230t	99230t	99230t
Hmstd35%					
Owner Oc	72.02	84.98	84.90	84.00	84.00
Hmstd RB					
Net Tax	3423.60	3887.76	4124.16	4121.12	4121.12
Sp-Asmnt	26.02	26.02	44.06	44.06	

18840
101610
120450t

SHB+ 1 B	CONS	TYPE	FACT	SQ-FT	VALUE
	F	M		720	
	B2	G		744	24370
	EPF2	P		52	2080
F	F	A		78	
1	B/C	A		209	
1	B/C	A		1028	
	EPF	P		312	12480
	OFF	P		63	1890
	BAY	P		30	1140
	DK	P		542	8130

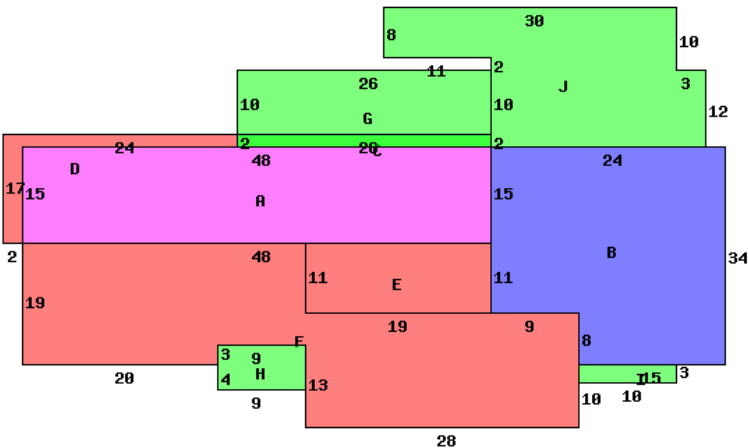
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a      *MAIN
b      GRAGE
c      PORCH
d      ADDTN
e      ADDTN
f      ADDTN
g      PORCH
h      PORCH
i      PORCH
j      PORCH
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#: 37 L/W
gas fireplace
333930370000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
415	1	2025-09-18	WACK ANTHONY & MEGAN	1SD	299000	46800	236710
308	1	2021-07-01	THIEL ROBERT A & PAIGE SC	1SD	240000	22940	195000
648	1	1996-10-15	GATIEN CHARLOTTE	1WD	135000	15400	127600
141	1	1994-02-22	GEHBARD GREGORY C & ROBE	1WD	148000	0	143000
787	1	1990-09-28		1UN *	140000	0	111200
59	0	1987-01-29		*	122500	0	126110

Year	Land	Bldg	Total	Net Tax
2021	8030	68250	76280	3042.40
2020	8030	68250	76280	2625.82

p r o j e c t		ben acres	/ %	factor
02	MAIN DISTRICT CONSERVANCY	XA/2025		
00	HARDIN COUNTY LANDFILL	XA/2025		



12502	BARBARA DR	43326
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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
Shingle	Subtotal			172100
	Roof	GABLE		
Plaster/Drywall	X X	720 sq ft	Basement Finish	7830
Unfinished Wall	X X		Air Conditioning	3670
Floor/Carpet	X X		Plumbing	4900
Number of Rooms	2 8		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
			DwI/Gar/NC%	1.3000

1	Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
	DWELLING	1 B F	FtxFt	2755	Rate	B	Cond	Value	Dpr	Dpr	Value
							1979GD	310170	.28		290320
front lot		acres/ frontage	effective frontage	depth	depth	actual	effective	rate	extended	value	true
		130.0000	156.00	150	100	345	345	345	53820	53820	

Call Back:

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

33-393038,0000-v082020R