PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393038.0000 RES
L100 2026

sale

2023 THIEL ROBERT A & PAIG	2021-07-01	
2024 THIEL ROBERT A & PAIG	2021-07-01	
2025 THIEL ROBERT A & PAIG	2021-07-01	
2026 THIEL ROBERT A & PAIGE	2021-07-01	FAIRWAY VIEW PT 37-38
12502 BARBARA DR	1SD	
	$240,000	
KENTON OH 43326		

2027 WACK ANTHONY & MEGAN	2025-09-18	
12502 BARBARA DR	1SD	
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%	46800	46800	46800	46800		46800	53830	53820
Bldg100%	236710	236710	236710	236710		236710	290310	290320
Totl100%	283510t	283510t	283510t	283510t		283510t	344140t	344140t
Cauv100%								
Tax Value:								
Land 35%	16380	16380	16380	16380		16380	18840	18840
Bldg 35%	82850	82850	82850	82850		82850	101610	101610
Totl 35%	99230t	99230t	99230t	99230t		99230t	120450t	120450t
Hmstd35%								
Owner Oc	84.98	84.90	84.00	84.00	84.00			
Hmstd RB								
Net Tax	3887.76	4124.16	4121.12	4121.12	4121.12			
Sp-Asmnt	26.02	44.06	44.06	44.06				

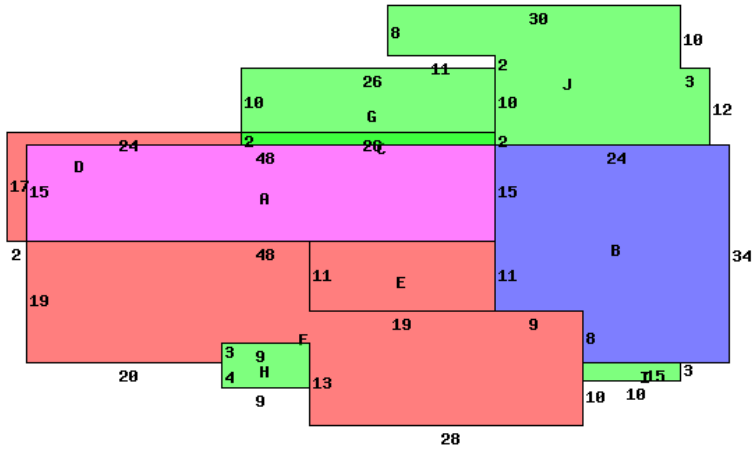
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		720		a	*MAIN
	B2 F	G		744	24370	b	GRAGE
	EFP2	P		52	2080	c	PORCH
F	F	A		78		d	ADDTN
1	B/C	A		209		e	ADDTN
1	B/C	A		1028		f	ADDTN
	EFP	P		312	12480	g	PORCH
	OFP	P		63	1890	h	PORCH
	BAY	P		30	1140	i	PORCH
	DK	P		542	8130	j	PORCH

#: 37 L/W
gas fireplace
333930370000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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	GEBHARD 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
2022	8030	68250	76280	3423.60
2021	8030	68250	76280	3042.40

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



12502 BARBARA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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	X				720 sq ft	Basement Finish	7830
Unfinished Wall		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					
FORCED AIR								
Central A/C			A				PUB GAS	
Plumbing							PUB WATER	
Standard	1						PRIV WATER	
Extra 3 Fixture	1						PUB SEWER	
Extra 2 Fixture	1						PUB PAVED ST/RD	
Extra Fixture	2							
							Neighborhood:	
							Code:	3310
							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		2755		B	1979GD	310170	.28		290320

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	130.0000	156.00	150	100	345	345	53820	53820

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