

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393041.0000
L98

RES
2025

sale

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

2022 BRIDENSTINE JARED & T	2018-11-28	
2023 BRIDENSTINE JARED & T	2018-11-28	
2024 BRIDENSTINE JARED & T	2018-11-28	
2025 BRIDENSTINE JARED & TAS	2018-11-28	FAIRWAY VIEW PT W PT 40 E
12398 BARBARA DR	LWD	PT 41
KENTON OH 43326	\$215,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	17630	36000	36000	36000	36000
Bldg100%	146970	159540	159540	159540	159550
Totl100%	164600t	195540t	195540t	195540t	195550t
Cauv100%					
Tax Value:					
Land 35%	6170	12600	12600	12600	12600
Bldg 35%	51440	55840	55840	55840	55840
Totl 35%	57610t	68440t	68440t	68440t	68440t
Hmstd35%					
Owner Oc	54.40	58.62	58.56	57.94	
Hmstd RB					
Net Tax	2585.64	2681.42	2844.46	2842.38	
Sp-Asmnt	264.50	24.50	157.84	397.84	

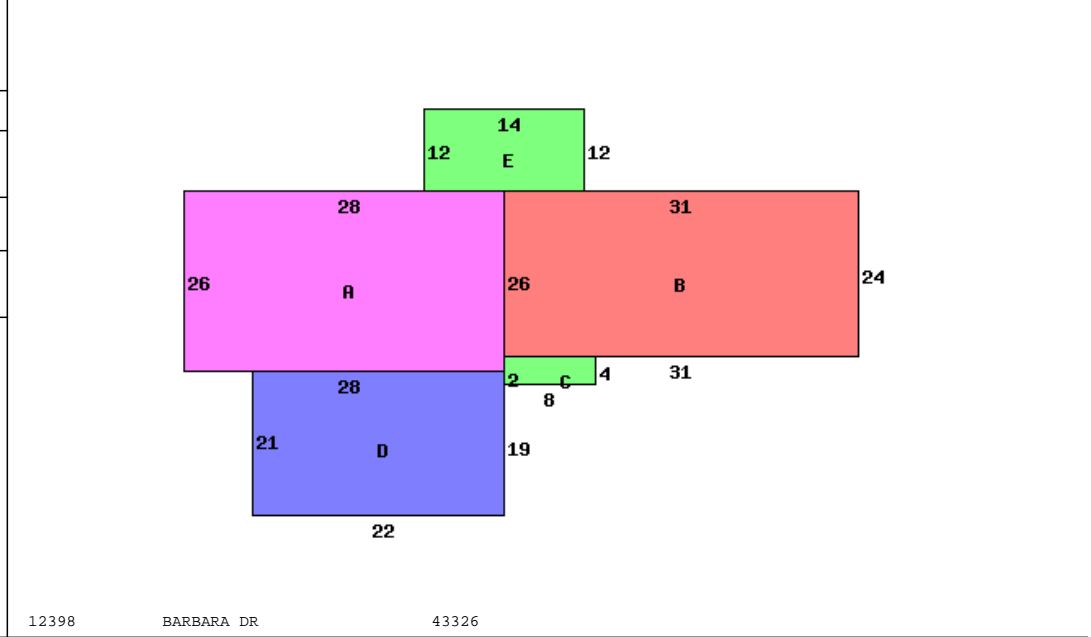
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F	M		728			ADDTN
1	F/C	A		744		b	PORCH
	STP	P		32	130	c	GRAGE
	F2	G		462	11090	d	PORCH
	DK	P		168	2520	e	

#: 78 L/W
333930780000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
581	1	2018-11-28	BRIDENSTINE JARED & TASHA	LWD	215000	16800	115170
570	1	1991-07-19		LUN *	100000	0	88310
1063	0	1986-12-23		*	95000	0	94310

Year	Land	Bldg	Total	Net Tax
2021	6170	51440	57610	2595.46
2020	6170	51440	57610	2240.08

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
803 ROOTS SEWER			XA/2025



12398 BARBARA DR 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level	1472	115860
Main	728	54960
Full Upper		170820
Subtotal		
Shingle	Roof	GABLE
B 1 2 U A		
Plaster/Drywall	X X	Fireplaces 2000
Floor/Carpet	X X	Air Conditioning 3890
Number of Rooms	4 3	Plumbing 3500
Bedrooms	3	Garages and Carports 11090
		Extra Features 4170
		Total Value 195470
Fireplace		
Openings	1	
Stacks	1	PUB ELECTRIC
Central Heat	A	PUB GAS
ELECTRIC		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
		Dwl/Gar/NC% 1.0600

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F	FtxFt	2200	Rate	C+	1976GD	215020	.30	Dpr	159550
front lot	acres/	effective	depth	depth	actual	effective	extended	true	value	value
	frontage	rate	factor	factor	rate	rate	value	value	36000	36000
		120.00	150	100	300	300	36000	36000		