

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393043.0000
L96

RES
2025

sale

2022	MENTZER JOHN R & BECK	1989-06-20
2023	MENTZER JOHN R & BECK	1989-06-20
2024	MENTZER JOHN R & BECK	1989-06-20
2025	MENTZER JOHN R & BECKY 12285 LORA DR	1989-06-20 FAIRWAY VIEW 43 LWD
	KENTON OH 43326	\$81,000

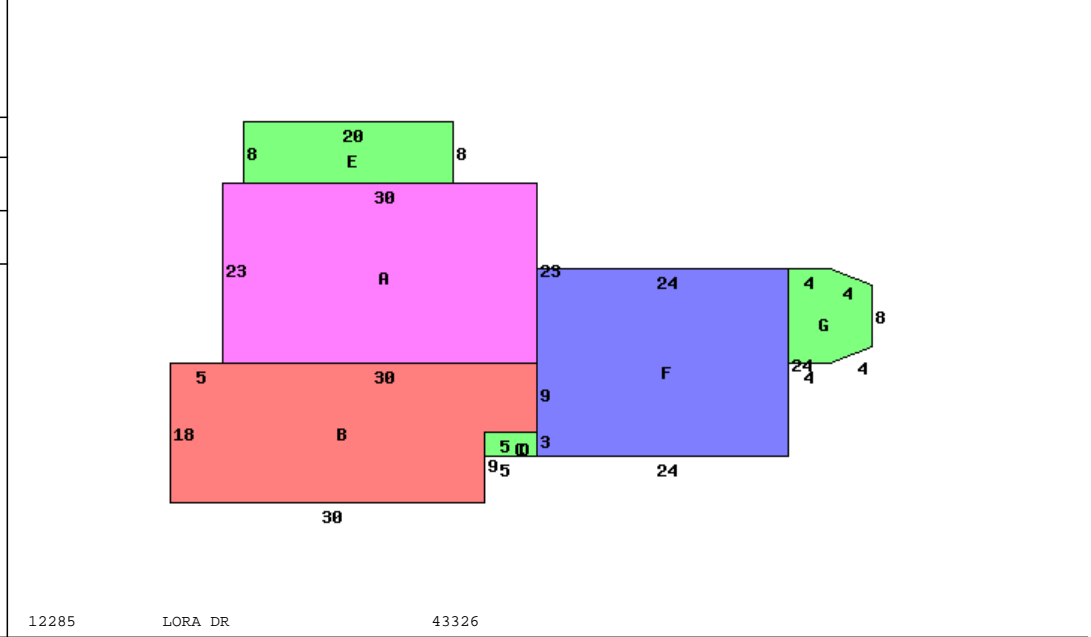
Eff Rate:-	49.60	43.46	45.84	45.76	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	17800	36460	36460	36460	36450
Land100%	124830	133370	133370	133370	133380
Bldg100%	142630t	169830t	169830t	169830t	169830t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	6230	12760	12760	12760	12760
Bldg 35%	43690	46680	46680	46680	46680
Totl 35%	49920t	59440t	59440t	59440t	59440t
Hmstd35%					
Owner Oc	47.14	50.90	50.86	50.32	
Hmstd RB					
Net Tax	2240.50	2328.80	2470.40	2468.60	
Sp-Asmnt	21.99	21.99	36.02	36.02	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		690		b	ADDTN
1 B	F	A		585		c	PORCH
	CAN	P		15	120	d	PORCH
	STP	P		15	60	e	PORCH
	QFP	P		160	4800	f	GRAGE
	F2	G		576	13820	g	PORCH
	PAT	P		88	260		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
489	1	1989-06-20		LWD	81000	0	73800

Year	Land	Bldg	Total	Net Tax
2021	6230	43690	49920	2249.00
2020	6230	43690	49920	1941.06

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



Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1275 105400
	Basement		1275 23600
	Subtotal		129000
Shingle	Roof	GABLE	
B 1 2 U A			
Plaster/Drywall	X	690 sq ft	Basement Finish 7560
Unfinished Wall	X		Fireplaces 2000
Floor/Pine	X		Air Conditioning 2300
Floor/Carpet	X		Plumbing 3500
Number of Rooms	1 7		Garages and Carports 13820
Bedrooms	3		Extra Features 5240
			Total Value 163420
Fireplace			
Openings	1		PUB ELECTRIC
Stacks	1		PUB GAS
Central Heat	A		PRIV WATER
FORCED AIR			PUB SEWER
Heat Pump	A		PUB PAVED ST/RD
Central A/C	A		
Plumbing			Neighborhood:
Standard	1		Code: 3310
Extra 3 Fixture	1		Dwl/Gar/NC% 1.0600
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Fnc	True
1 DWELLING	1 B F	FtxFt	Area	Grade	Cond	Dpr Dpr	Value
		1965	1965	C+	1977GD	.30	133380
front lot	acres/	effective	depth	depth	effective	extended	true
	frontage	frontage	factor	factor	rate	value	value
		150.00	100	81	300	36450	36450

Call Back:

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

33-393043.0000-v082020R