PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393043.0000 RES
L96 2026

sale

2023 MENTZER JOHN R & BECK	1989-06-20	
2024 MENTZER JOHN R & BECK	1989-06-20	
2025 MENTZER JOHN R & BECK	1989-06-20	
2026 MENTZER JOHN R & BECKY	1989-06-20	FAIRWAY VIEW 43
12285 LORA DR	1WD	
	$81,000	
KENTON OH 43326		

Eff Rate:– 43.46 — 45.84 — 45.76 — 45.76 — a/r

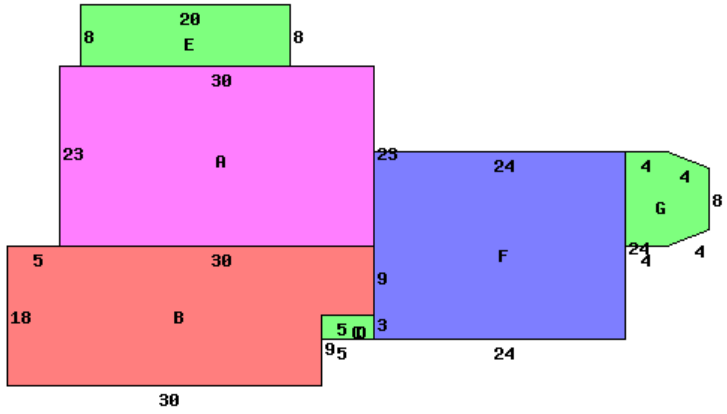
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	36460	36460	36460	36460		36460	41860	41850
Bldg100%	133370	133370	133370	133370		133370	163570	163580
Totl100%	169830t	169830t	169830t	169830t		169830t	205430t	205430t
Cauv100%								
Tax Value:								
Land 35%	12760	12760	12760	12760		12760	14650	14650
Bldg 35%	46680	46680	46680	46680		46680	57250	57250
Totl 35%	59440t	59440t	59440t	59440t		59440t	71900t	71900t
Hmstd35%								
Owner Oc	50.90	50.86	50.32	50.32	50.32			
Hmstd RB								
Net Tax	2328.80	2470.40	2468.60	2468.60	2468.60			
Sp-Asmnt	21.99	36.02	36.02	36.02				

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

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

Year	Land	Bldg	Total	Net Tax
2022	6230	43690	49920	2240.50
2021	6230	43690	49920	2249.00

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



12285 LORA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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%	1.3000
Extra 2 Fixture	1			

	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		1965		C+	1977GD	179760	.30		163580

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		150.00	100	81	345	279	41850	41850

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

33-393043.0000-v082020R