PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393045.0000 RES
L94 2026

sale

2023 CLAPSADDLE LORI A ETA	2017-04-18	
2024 CLAPSADDLE LORI A ETA	2017-04-18	
2025 CLAPSADDLE LORI A ETA	2017-04-18	
2026 CLAPSADDLE LORI A ETAL	2017-04-18	FAIRWAY VIEW 45 E PT 46
12306 PAMELA DR	1QC	
	$0	
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%	42000	42000	42000	42000		42000	48310	48300
Bldg100%	164740	164740	164740	164740		164740	202030	202040
Totl100%	206740t	206740t	206740t	206740t		206740t	250340t	250340t
Cauv100%								
Tax Value:								
Land 35%	14700	14700	14700	14700		14700	16910	16910
Bldg 35%	57660	57660	57660	57660		57660	70710	70710
Totl 35%	72360t	72360t	72360t	72360t		72360t	87620t	87620t
Hmstd35%								
Owner Oc	61.98	61.90	61.26	61.26	61.26			
Hmstd RB	359.26	407.30	421.50	421.50	421.50			
Net Tax	2475.74	2600.10	2583.68	2583.68	2583.68			
Sp-Asmnt	24.62	38.67	38.67	38.67				

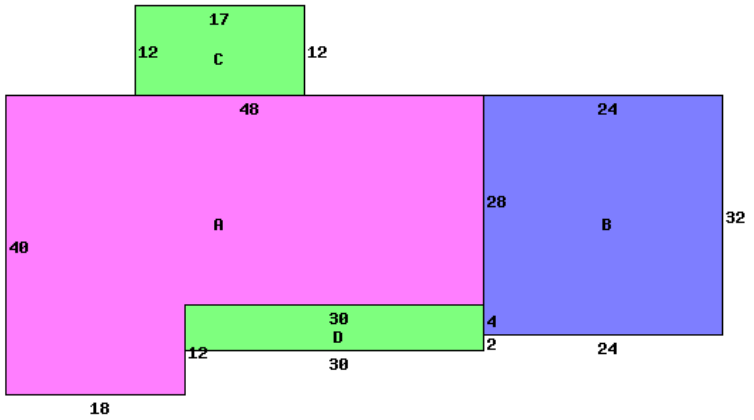
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1560		a	*MAIN
	F2	G		768	18430	b	GRAGE
	EFP	P		204	8160	c	PORCH
	OFP	P		180	5400	d	PORCH

#: 46 L/W
gas fireplace
333930460000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
166	1	2017-04-18	CLAPSADDLE LORI A ETAL	1QC *	0	17260	116600
724	1	2003-12-05	SAMPSON REGGIE L	1FD	140000	13860	95200
80	1	2000-02-29	NEWFER ROBERT	1CT *	0	13860	86540

Year	Land	Bldg	Total	Net Tax
2022	7200	51280	58480	2232.00
2021	7200	51280	58480	2240.46

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



12306 PAMELA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1560	122570
	Basement		1560	28860
	Subtotal			151430
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall	X	X			1000 sq ft	Basement Finish	10760
Unfinished Wall	X					Air Conditioning	2760
Floor/Pine		X				Plumbing	2100
Floor/Carpet	X	X				Garages and Carports	18430
Floor/Concrete	X					Extra Features	16360
Number of Rooms	1	6				Total Value	201840
Bedrooms		3					
						PUB ELECTRIC	
Central Heat		A				PUB GAS	
FORCED AIR						PRIV WATER	
Central A/C		A				PUB SEWER	
Plumbing						PUB PAVED ST/RD	
Standard	1						
Extra 2 Fixture	1					Neighborhood:	
Extra Fixture	1					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		2560		C+	1976GD	222020	.30		202040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	124.0000	140.00	150	100	345	345	48300	48300

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

33-393045.0000-v082020R