PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393051.0000 RES
L84 2026

sale

2023	KINDELL JARROD	2022-08-19
2024	KINDELL JARROD	2022-08-19
2025	LEDESMA TIMOTHY & AND	2024-04-19
2026	LEDESMA TIMOTHY & ANDRA	2024-04-19 FAIRWAY VIEW 51-52
	12257 PAMELA DR	1SD
		$349,000
	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%	63400	63400	63400	63400		63400	72940	72930
Bldg100%	181970	181970	181970	181970		181970	223170	223170
Totl100%	245370t	245370t	245370t	245370t		245370t	296110t	296100t
Cauv100%								
Tax Value:								
Land 35%	22190	22190	22190	22190		22190	25530	25530
Bldg 35%	63690	63690	63690	63690		63690	78110	78110
Totl 35%	85880t	85880t	85880t	85880t		85880t	103640t	103640t
Hmstd35%				85880		85880	85880	
Owner Oc			72.70	72.70	72.70	hmstd 22190 l	63690 b	
Hmstd RB								
Net Tax	3438.24	3642.78	3566.70	3566.70	3566.70			
Sp-Asmnt	26.23	164.38	524.38	524.38				

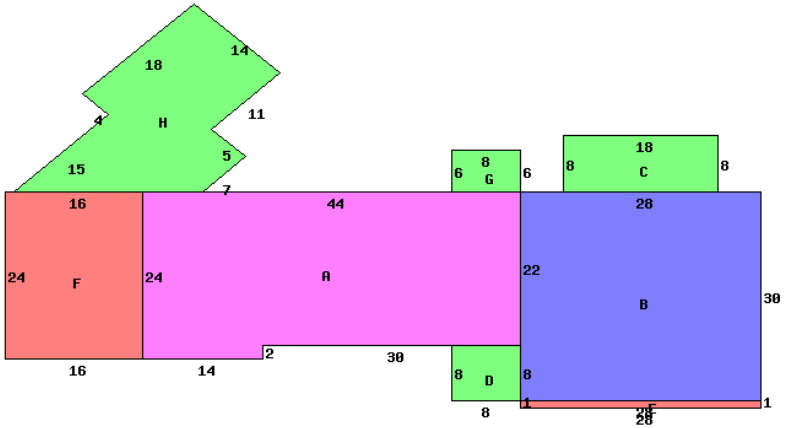
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		996		a	*MAIN
F	F	G		840	20160	b	GRAGE
	PAT	P		144	430	c	PORCH
	OFP	P		64	1920	d	PORCH
1	F/C	A		28		e	ADDTN
1	F/C	A		384		f	ADDTN
	STP	P		48	190	g	PORCH
	DK	P		421	6320	h	PORCH

#: 52 L/W
333930520000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
146	1	2024-04-19	LEDESMA TIMOTHY & ANDRA	1SD		349000	63400	181970
390	1	2022-08-19	KINDELL JARROD	1QC	*	0	31030	159660
540	1	2018-11-01	KINDELL JARROD & MARISSA	1SD		220000	29540	126000
540	1	2011-12-30	CRATES R CAROLE	1AF	*	0	23770	134940
261	1	2001-06-11	CRATES JAMES L & R CAROL	1	*	0	19030	109540

Year	Land	Bldg	Total	Net Tax
2022	10860	55880	66740	3058.44
2021	10860	55880	66740	3069.78

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



12257 PAMELA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1408	111320
	Full Upper	FRAME	840	59620
	Basement		996	18580
	Subtotal			189520
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X			700 sq ft	Basement Finish		7670
Panelled Wall	X	X				Fireplaces		4000
Floor/Carpet	X	X				Air Conditioning		5190
Floor/Concrete	X					Plumbing		3500
Number of Rooms	2	9				Garages and Carports		20160
Bedrooms		4				Extra Features		10060
						Total Value		240100
Fireplace								
Openings	2					PUB ELECTRIC		
Stacks	2					PUB GAS		
Central Heat		A				PRIV WATER		
FORCED AIR						PUB SEWER		
Central A/C		A				PUB PAVED ST/RD		
Plumbing								
Standard	1					Neighborhood:		
Extra 3 Fixture	1					Code:		3310
Extra 2 Fixture	1					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		2948		C+	1969GD	264110	.35		223170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	111.7600	187.00	206	113	345	390	72930	72930

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

33-393051.0000-v082020R