

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-393053.0000  
L83

RES  
2025

sale

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

2022 KINDRED TYLER R & MEG	2020-06-25		
2023 KINDRED TYLER R & MEG	2020-06-25		
2024 KINDRED TYLER R & MEG	2020-06-25		
2025 KINDRED TYLER R & MEGAN	2020-06-25	FAIRWAY VIEW 53-54 PT 55-	
12287 PAMELA DR	1SD	56	
KENTON OH 43326	\$295,000		

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	37910	77540	77540	77540	77550
Bldg100%	239430	253400	253400	253400	253410
Totl100%	277340t	330940t	330940t	330940t	330960t
Cauv100%					
Tax Value:					
Land 35%	13270	27140	27140	27140	27140
Bldg 35%	83800	88690	88690	88690	88690
Totl 35%	97070t	115830t	115830t	115830t	115840t
Hmstd35%					
Owner Oc	91.66	99.20	99.10	98.06	
Hmstd RB					
Net Tax	4356.68	4538.12	4814.08	4810.54	
Sp-Asmnt	33.02	153.02	50.32	50.32	

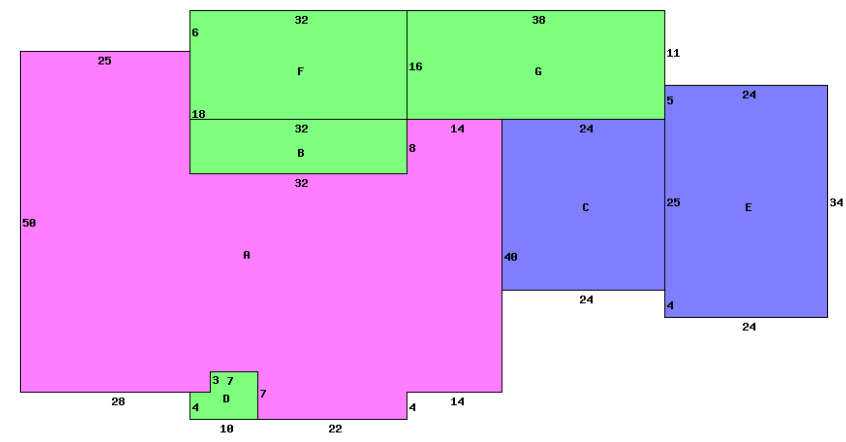
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2901		a	*MAIN
	OFF	P		256	7680	b	PORCH
	B	G		600	16800	c	GRAGE
	OFF	P		61	1830	d	PORCH
	F	G		816	23700	e	GRAGE
	DK	P		512	7680	f	PORCH
	PAT	P		608	1820	g	PORCH

#: 54 & 55, L/W  
gas fireplace  
333930540000  
333930550000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
269	1	2020-06-25	KINDRED TYLER R & MEGAN M	1SD	295000	36110	190200
528	1	2014-11-24	BISCHOFF JAMES F & JOY D	1SD	222500	27060	162740
153	1	2008-04-22	CAVALIER DONNA & JULIAN	1SD *	0	23910	181090
12	1	1999-01-08	CAVALIER LTD	1WD *	0	25090	135230
651	1	1996-10-16	CAVALIER JULIAN C & DONN	1WD	180000	25110	111310

Year	Land	Bldg	Total	Net Tax
2021	13270	83800	97070	4373.20
2020	13270	83800	97070	3774.44

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



12287 PAMELA 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	BRICK	2901 202840
	Basement		725 13700
	Subtotal		216540
Shingle	Roof	HIP	
	B 1 2 U A		
Plaster/Drywall	X	Air Conditioning	5050
Unfinished Wall	X	Plumbing	3500
Floor/Pine	X	Garages and Carpports	40500
Floor/Carpet	X	Extra Features	19010
Number of Rooms	1 6	Total Value	284600
Bedrooms	3		
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PUB SEWER	
		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	1 B B	FtxFt	2901	Rate	B-	1975GD	341520	.30	Dpr	253410
front lot	acres/	effective	depth	depth	actual	effective	extended	true	Excess Fro	
	frontage	rate	factor	rate	rate	rate	value	value		
	275.0000	274.00	190	111	300	333	91240	77550		

Call Back:

Sign: PSN Date: 2015-08-17 Lister:

33-393053.0000-v082020R