PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393053.0000 RES
L83 2026

sale

2023	KINDRED TYLER R & MEG	2020-06-25
2024	KINDRED TYLER R & MEG	2020-06-25
2025	KINDRED TYLER R & MEG	2020-06-25
2026	KINDRED TYLER R & MEGAN	2020-06-25 FAIRWAY VIEW 53-54 PT 55-
	12287 PAMELA DR	1SD 56
		$295,000
	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%	77540	77540	77540	77540		77540	89200	89200
Bldg100%	253400	253400	253400	253400		253400	310770	310780
Totl100%	330940t	330940t	330940t	330940t		330940t	399970t	399980t
Cauv100%								
Tax Value:								
Land 35%	27140	27140	27140	27140		27140	31220	31220
Bldg 35%	88690	88690	88690	88690		88690	108770	108770
Totl 35%	115830t	115830t	115830t	115830t		115830t	139990t	139990t
Hmstd35%								
Owner Oc	99.20	99.10	98.06	98.06	98.06			
Hmstd RB								
Net Tax	4538.12	4814.08	4810.54	4810.54	4810.54			
Sp-Asmnt	153.02	50.32	50.32	50.32				

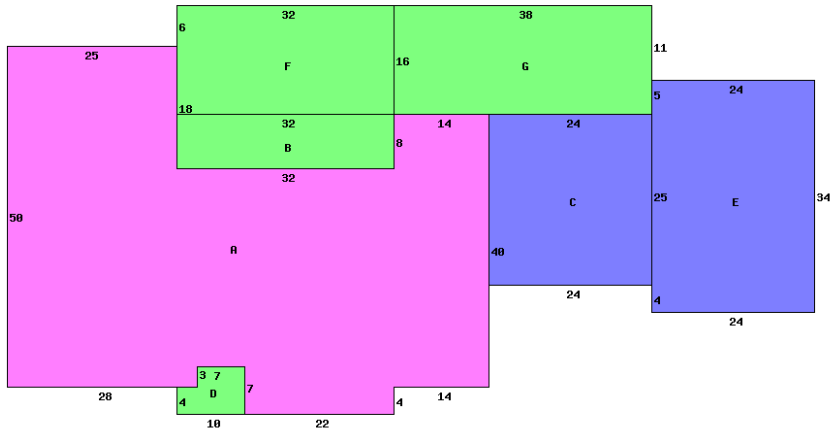
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2901		a	*MAIN
	OFP	P		256	7680	b	PORCH
	B	G		600	16800	c	GRAGE
	OFP	P		61	1830	d	PORCH
	F F	G		816	23700	e	GRAGE
	DK	P		512	7680	f	PORCH
	PAT	P		608	1820	g	PORCH

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

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	13270	83800	97070	4356.68
2021	13270	83800	97070	4373.20

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



12287 PAMELA 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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 Carports	40500
Floor/Carpet	X	Extra Features	19010
Number of Rooms	1 6	Total Value	284600
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 3 Fixture	1	Neighborhood:	
Extra 2 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 B		2901		B-	1975GD	341520	.30		310780

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot	275.0000	274.00	190	111	345	383	104940	89200	Excess Fro

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

33-393053.0000-v082020R