PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393059.0000 RES
L80 2025

sale

2022	DALTON REUBEN BLAKE &	2016-11-30
2023	DALTON REUBEN BLAKE &	2016-11-30
2024	DALTON REUBEN BLAKE &	2016-11-30
2025	DALTON REUBEN BLAKE & M	2016-11-30 FAIRWAY VIEW E PT 59 60
12407	BARBARA DR	1WD
		$197,500
	KENTON OH 43326	

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

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	23510	48000	48000	48000	48000	48000
Bldg100%	228630	252200	252200	252200	252200	252200
Totl100%	252140t	300200t	300200t	300200t	300200t	300200t
Cauv100%						
Tax Value:						
Land 35%	8230	16800	16800	16800	16800	16800
Bldg 35%	80020	88270	88270	88270	88270	88270
Totl 35%	88250t	105070t	105070t	105070t	105070t	105070t
Hmstd35%						
Owner Oc	83.34	89.98	89.90	88.94	88.94	
Hmstd RB						
Net Tax	3960.82	4116.56	4366.86	4363.68	4363.68	
Sp-Asmnt	27.41	27.41	46.62	46.62		

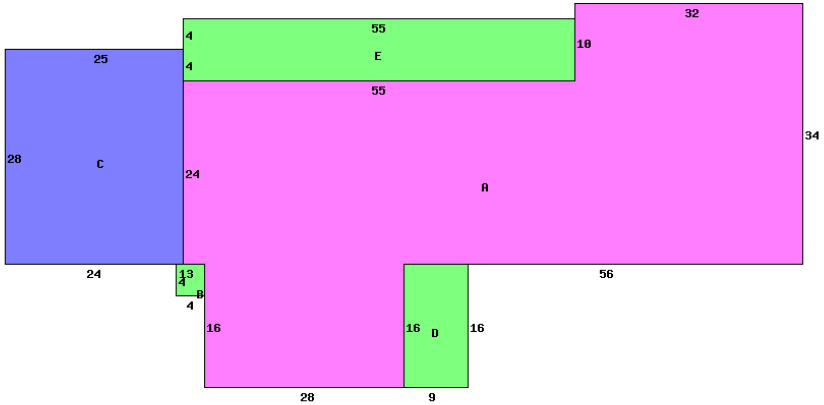
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2856		a	*MAIN
	STP	P		16	60	b	PORCH
	B2	G		700	19600	c	GRAGE
	STP	P		144	580	d	PORCH
	PAT	P		440	1320	e	PORCH

#: 60 L/W
333930600000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
533	1	2016-11-30	DALTON REUBEN BLAKE & MEG	1WD	197500	19740	171940
128	1	2015-03-23	KEMP ROSEMARY MALONE	1AF *	0	19740	171940
586	1	2004-12-21	MALONE MARY L	1CT *	0	15830	163630

Year	Land	Bldg	Total	Net Tax
2021	8230	80020	88250	3975.84
2020	8230	80020	88250	3431.50

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



12407 BARBARA DR 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	BRICK	2856	200010
	Basement		2856	52410
	Subtotal			252420
Shingle	Roof	HIP		

	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		2856		B-	1977GD	339890	.30		252200

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	160.0000	160.00	150	100	300	300	48000	48000

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	5060
Unfinished Wall	X	Plumbing	4200
Floor/Carpet	X	Garages and Carports	19600
Number of Rooms	1 7	Extra Features	1960
Bedrooms	3	Total Value	283240
Central Heat	A	PUB ELECTRIC	
FORCED AIR		PUB GAS	
Central A/C	A	PRIV WATER	
Plumbing		PUB SEWER	
Standard	1	PUB PAVED ST/RD	
Extra 3 Fixture	1		
Extra 2 Fixture	1	Neighborhood:	
Extra Fixture	1	Code:	3310
		Dwl/Gar/NC%	1.0600

Call Back: Sign: PSN Date: 2015-08-17 Lister: 33-393059.0000-v082020R