PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-393063.0000 RES
L78 2026

sale

2023 ROOT SEAN H	2016-09-01	
2024 ROOT SEAN H & AMY	2023-09-12	
2025 ROOT SEAN H & AMY	2023-09-12	
2026 ROOT SEAN H & AMY	2023-09-12	FAIRWAY VIEW 63-64
12455 BARBARA DR	1SD	
	$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%	68140	68140	68140	68140		68140	78400	78390
Bldg100%	267000	267000	267000	267000		267000	327430	327440
Totl100%	335140t	335140t	335140t	335140t		335140t	405830t	405830t
Cauv100%								
Tax Value:								
Land 35%	23850	23850	23850	23850		23850	27440	27440
Bldg 35%	93450	93450	93450	93450		93450	114600	114600
Totl 35%	117300t	117300t	117300t	117300t		117300t	142040t	142040t
Hmstd35%				117300		117300	117300	
Owner Oc	100.46	100.36	99.30	99.30	99.30	hmstd 23850 l	93450 b	
Hmstd RB								
Net Tax	4595.72	4875.18	4871.60	4871.60	4871.60			
Sp-Asmnt	27.99	48.78	48.78	48.78				

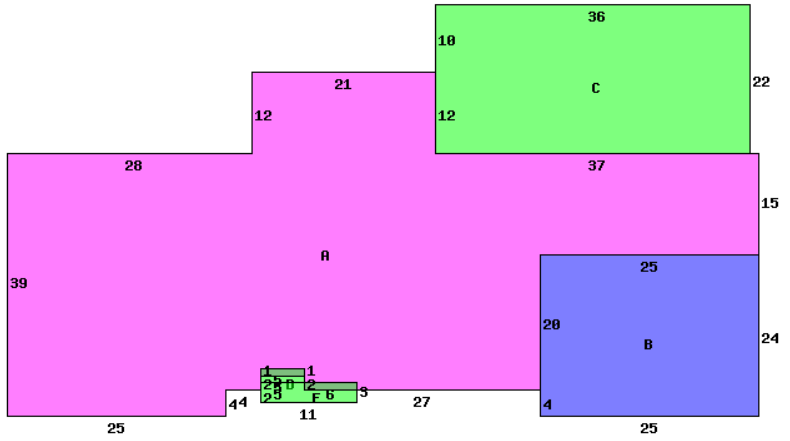
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	B	M		2852		a	*MAIN
	F2	G		600	14400	b	GRAGE
	PAT	P		792	2380	c	PORCH
	CPY	P		10	80	d	PORCH
	STP	P		33	130	e	PORCH

#: 64 L/W
3339306400000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
382	1	2023-09-12	ROOT SEAN H & AMY	1SD	*	0	33340	243230
383	1	2016-09-01	ROOT SEAN H	1WD		250000	24940	143860
380	1	2016-09-01	SETTLES PAMELA & PAUL ROO	1CT	*	0	24940	143860
393	1	2013-08-20	ROOT PAUL WILLARD JR	1QC	*	0	24940	156690
626	1	1993-07-16	PAUL WILLARD ROOT JR REV	1QC	*	0	0	111710

Year	Land	Bldg	Total	Net Tax
2022	11670	85130	96800	4344.58
2021	11670	85130	96800	4361.04

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



12455 BARBARA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	2852	199730
	Basement		1423	26340
	Subtotal			226070
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	360 sq ft	Basement Finish	4030
Panelled Wall	X		Fireplaces	2000
Floor/Carpet	X		Air Conditioning	5050
Number of Rooms	1 8		Plumbing	4200
Bedrooms	3		Garages and Carports	14400
			Extra Features	2590
Fireplace			Total Value	258340
Openings	1			
Stacks	1		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
Extra 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 B		3212		B	1968VG	335840	.25		327440

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	126.0000	201.00	206	113	345	390	78390	78390

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

33-393063.0000-v082020R