

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-393065.0000  
L77

RES  
2025

sale

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

2022 RICHARDS BRADFORD M &	2014-12-31
2023 RICHARDS BRADFORD M &	2014-12-31
2024 RICHARDS BRADFORD M &	2014-12-31
2025 RICHARDS BRADFORD M & L	2014-12-31 FAIRWAY VIEW 65-66
12485 BARBARA DR	1FD
KENTON OH 43326	\$175,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	29400	60000	60000	60000	60000
Land100%	170400	173030	173030	173030	173040
Bldg100%	199800t	233030t	233030t	233030t	233040t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	10290	21000	21000	21000	21000
Bldg 35%	59640	60560	60560	60560	60560
Totl 35%	69930t	81560t	81560t	81560t	81560t
Hmstd35%					
Owner Oc	66.04	69.86	69.78	69.04	
Hmstd RB					
Net Tax	3138.58	3195.44	3389.76	3387.28	
Sp-Asmnt	25.48	25.48	40.26	40.26	

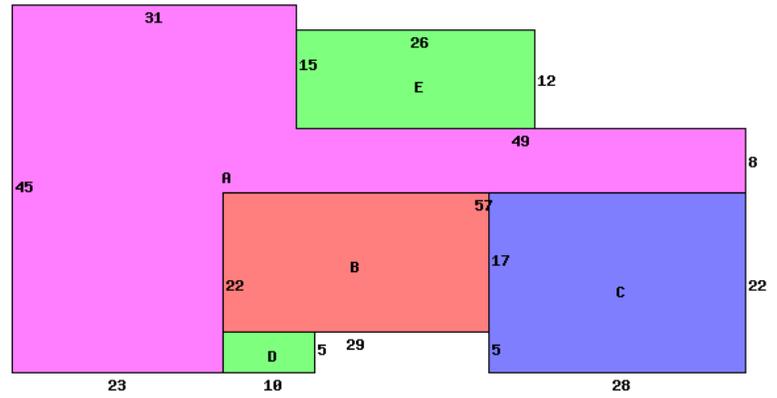
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B/C	M		1611			
1	B	A		493		b	ADDTN
1	B2	G		616	17250	c	GRAGE
	OPF	P		50	1500	d	PORCH
	FAT	P		312	940	e	PORCH

#: 66 L/W  
gas fireplace  
333930660000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
576	1	2014-12-31	RICHARDS BRADFORD M & LAN	1FD	175000	21910	115310
303	1	2012-07-20	RAMGE ROBERT E TRUSTEE	1WD *	0	21910	125600
541	0	1988-07-19			0	0	85430

Year	Land	Bldg	Total	Net Tax
2021	10290	59640	69930	3150.48
2020	10290	59640	69930	2719.14

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



12485 BARBARA DR 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	Main BRICK	2104 156640
	Basement	1052 19610
	Subtotal	176250
Shingle	Roof GABLE	
B 1 2 U A		
Plaster/Drywall	D 232 sq ft	Basement Finish 2780
Panelled Wall	X X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 3660
Floor/Carpet	X X	Plumbing 4900
Number of Rooms	2 7	Garages and Carports 17250
Bedrooms	3	Extra Features 2440
		Total Value 209280
Fireplace		
Openings	1	PUB ELECTRIC
Stacks	1	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	2	Code: 3310
Extra Fixture	1	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	2336	Rate	B-	1972GD	251140	.35	Dpr	173040
		effective	depth	depth	actual	effective	extended	value	value	value
front lot	200.0000	200.00	150	100	300	300	60000	60000		

Call Back:

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

33-393065.0000-v082020R