

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394004.0000
L111

RES
2025

sale

| | |
|------------------------------|-----------------------------|
| 2022 COLLINS RYAN L & TARA | 2001-12-13 |
| 2023 COLLINS RYAN L & TARA | 2001-12-13 |
| 2024 COLLINS RYAN L & TARA | 2001-12-13 |
| 2025 COLLINS RYAN L & TARA E | 2001-12-13 FAIRWAY VIEW 2 4 |
| 12353 LORA DR | 1WD |
| KENTON OH 43326 | \$155,000 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Eff Rate:- | 49.60 | 43.46 | 45.84 | 45.76 | a/r |
| Tax Year | 2022 | 2023 | 2024 | 2025 | 2025 |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 17400 | 35540 | 35540 | 35540 | 35540 |
| Bldg100% | 173460 | 189830 | 189830 | 189830 | 189830 |
| Totl100% | 190860t | 225370t | 225370t | 225370t | 225370t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 6090 | 12440 | 12440 | 12440 | 12440 |
| Bldg 35% | 60710 | 66440 | 66440 | 66440 | 66440 |
| Totl 35% | 66800t | 78880t | 78880t | 78880t | 78880t |
| Hmstd35% | | | | | |
| Owner Oc | 63.08 | 67.56 | 67.48 | 66.78 | 66.78 |
| Hmstd RB | | | | | |
| Net Tax | 2998.10 | 3090.44 | 3278.38 | 3275.96 | 3275.96 |
| Sp-Asmnt | 22.98 | 22.98 | 41.94 | 41.94 | |

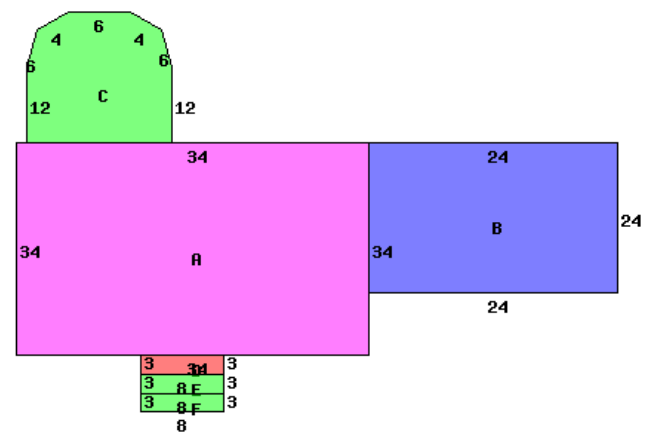
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
|------|------|------|------|-------|-------|---|-------|
| 2 B | F | M | | 1156 | | | GRAGE |
| | F2 | G | | 576 | 13820 | b | PORCH |
| | DK | P | | 273 | 4100 | c | ADDTN |
| 1 | F/C | A | | 24 | | d | PORCH |
| | EFF | P | | 24 | 960 | e | PORCH |
| | STP | P | | 24 | 100 | f | PORCH |

| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:blgd |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| 673 | 1 | 2001-12-13 | COLLINS RYAN L & TARA E | 1WD | 155000 | 15400 | 135000 |
| 287 | 1 | 1989-04-14 | | 1WD | 92000 | 11400 | 0 |

| Year | Land | Bldg | Total | Net Tax |
|------|------|-------|-------|---------|
| 2021 | 6090 | 60710 | 66800 | 3009.48 |
| 2020 | 6090 | 60710 | 66800 | 2597.42 |

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

2



12353 LORA DR 43326

| Occupancy 1 Single Family | | *DWELLING COMPUTATIONS | |
|---------------------------|------------|------------------------|-------------|
| Story Height | 2 | Sq-Ft | Value |
| Floor Level | Main | FRAME | 1180 104540 |
| | Full Upper | FRAME | 1156 61510 |
| | Basement | | 1156 21540 |
| | Subtotal | | 187590 |
| Shingle | Roof | GABLE | |
| | B 1 2 U A | | |
| Plaster/Drywall | D D | Air Conditioning | 4160 |
| Unfinished Wall | X | Plumbing | 3500 |
| Floor/Hardwood | X | Garages and Carports | 13820 |
| Floor/Carpet | X X | Extra Features | 5160 |
| Floor/Tile-Lino | L | Total Value | 214230 |
| Number of Rooms | 1 3 4 | | |
| Bedrooms | 4 | PUB ELECTRIC | |
| | | PUB SEWER | |
| Central Heat | A | PUB PAVED ST/RD | |
| FORCED AIR | | | |
| Central A/C | A | Neighborhood: | |
| Plumbing | | Code: | 3310 |
| Standard | 1 | Dwl/Gar/NC% | 1.0600 |
| Extra 3 Fixture | 1 | | |
| Extra 2 Fixture | 1 | | |

| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy Fnc | True |
|------------|----------|-----------|-------|-----------|-----------|----------|--------|
| 1 DWELLING | 2 B F | | | COND | Value | Dpr Dpr | Value |
| 2 04 | *NV | 10X10 | 100 | OLD/ | 235650 | .24 | 189840 |
| | acres/ | effective | depth | actual | effective | extended | true |
| front lot | frontage | frontage | depth | factor | rate | value | value |
| | | 115.00 | 160 | 103 | 300 | 35540 | 35540 |

Call Back:

Sign: PSN Date: 2015-08-18 Lister:

33-394004.0000-v082020R