PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-394004.0000 RES
L111 2026

sale

2023 COLLINS RYAN L & TARA	2001-12-13	
2024 COLLINS RYAN L & TARA	2001-12-13	
2025 COLLINS RYAN L & TARA	2001-12-13	
2026 COLLINS RYAN L & TARA E	2001-12-13	FAIRWAY VIEW 2 4
12353 LORA DR	1WD	
	$155,000	
KENTON OH 43326		

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

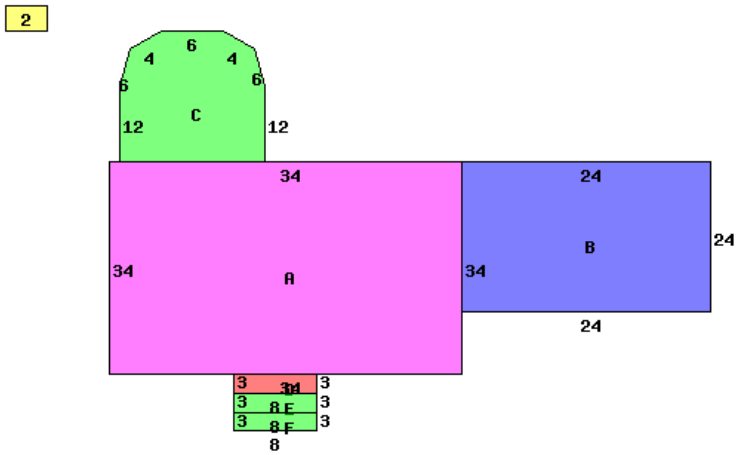
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	35540	35540	35540	35540		35540	40830	40830
Bldg100%	189830	189830	189830			189830	232830	232820
Totl100%	225370t	225370t	225370t	225370t		225370t	273660t	273650t
Cauv100%								
Tax Value:								
Land 35%	12440	12440	12440	12440		12440	14290	14290
Bldg 35%	66440	66440	66440	66440		66440	81490	81490
Totl 35%	78880t	78880t	78880t	78880t		78880t	95780t	95780t
Hmstd35%								
Owner Oc	67.56	67.48	66.78	66.78	66.78			
Hmstd RB								
Net Tax	3090.44	3278.38	3275.96	3275.96	3275.96			
Sp-Asmnt	22.98	41.94	41.94	41.94				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
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
2022	6090	60710	66800	2998.10
2021	6090	60710	66800	3009.48

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



12353 LORA DR 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
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%	1.3000
Extra 3 Fixture	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2336		C+	1988GD	235650	.24		232820
2	O4	*NV	10X10	100			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		115.00	160	103	345	355	40830	40830

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

33-394004.0000-v082020R