

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-280045.0000  
D02

RES  
2023

sale

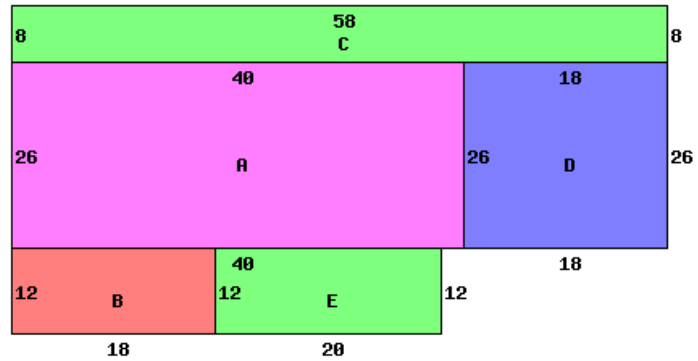
Eff Rate:- 43.64 — 49.77 — 49.60 — 43.46 — a/r

2020 TARO PROPERTIES LLC	2019-04-12				
2021 TARO PROPERTIES LLC	2019-04-12				
2022 TARO PROPERTIES LLC	2019-04-12				
2023 TARO PROPERTIES LLC	2019-04-12	PT S1/2 SW1/4 28	1.036A		
14171 W PATTISON AVE		LWD			
KENTON OH 43326		\$123,000	07.0-05-28-045		
2024 MILLER JAMES & AMY	2024-08-30				
14171 W PATTERSON AVE		1SD			
KENTON OH 43326					

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0360	1.0360	1.0360	1.0360	
Land100%	12710	12710	12710	18200	18200
Bldg100%	87230	87230	87230	112740	112740
Totl100%	99940t	99940t	99940t	130940t	130940t
Cauv100%					
Tax Value:					
Land 35%	4450	4450	4450	6370	6370
Bldg 35%	30530	30530	30530	39460	39460
Totl 35%	34980t	34980t	34980t	45830t	45830t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1393.44	1608.94	1603.02	1834.84	
Sp-Asmnt	21.00	21.00	21.00	28.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 B	F	M		1040		a	*MAIN		
1	F/C	A		216		b	ADDTN		
	PAT	P		464	1390	c	PORCH		
	F	G		468	11230	d	GRAGE		
	STP	P		240	960	e	PORCH		
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg		
364	1	2024-08-30	MILLER JAMES & AMY	1SD	195000	18200	112740		
135	1	2019-04-12	TARO PROPERTIES LLC	LWD	123000	12090	68430		
236	1	2010-05-26	NINES DONALD D	LWD *	30000	10570	58510		
158	1	2010-05-04	NINES DONALD D & RONALD G	1AF *	0	10570	58510		
80	1	2003-02-14	NINES DONALD D & RONALD	LWD *	0	8090	45770		
690	1	1997-12-12	NINES MARY V	1CT *	0	6170	41400		
Year	Land	Bldg	Total	Net Tax					
2019	4240	23950	28190	725.26					
2018	4230	23950	28180	725.70					
p r o j e c t									
131	BLANCHARD RIVER MAINT			XA/2023	ben acres / % factor				
500	HARDIN COUNTY LANDFILL			XA/2023					
336	DULIN #1099 - BLANCHARD MAIN			XA/2023					
921	BLANCHARD RIVER MAINT			XA/2023					

2 3



14171 W PATTISON 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1			
Floor Level	Main	FRAME	1256	103830
	Basement		628	11910
	Subtotal			115740
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X	Air Conditioning		2260
Unfinished Wall	X	Garages and Carports		11230
Floor/Hardwood	X	Extra Features		2350
Floor/Carpet	X	Total Value		131580
Floor/Tile-Lino	X			
Number of Rooms	2 6	PUB ELECTRIC		
Bedrooms	3	PUB GAS		
Central Heat	A	PRIV WATER		
FORCED AIR		PRIV SEWER		
Central A/C	A	PUB PAVED ST/RD		
Plumbing		Neighborhood:		
Standard	1	Code:		3300
		Dwl/Gar/NC%		1.3400

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F			Cond	Value	Dpr	Dpr	Value
2 Shed		12X18	216	D	1955FR	2070	.70	620
3 P	OPF	8X18	144	D	1955FR	3460	.70	1040
	acres/	effective	depth	actual	effective	extended	true	
homesite	frontage	frontage	depth	rate	rate	value	value	
small acreage	1.0000	18000	5000	18000	18000	18000	18000	
	.0400	5000	5000	200	200	200	200	
	Total Value							

Call Back:

Sign: PSN Date: 2015-11-18 Lister:

33-280045.0000-v082020R