

PLEASANT TWP  
KENTON SD

00320

Hardin County, Ohio  
Michael T. Bacon, Auditor

33-280045.0000  
D02

RES  
2025

sale

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

2022 TARO PROPERTIES LLC	2019-04-12				
2023 TARO PROPERTIES LLC	2019-04-12				
2024 TARO PROPERTIES LLC	2019-04-12				
2025 MILLER JAMES & AMY	2024-08-30	PT S1/2 SW1/4 28	1.036A		
141171 W PATTERSON AVE	1SD				
KENTON OH 43326	\$195,000				

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	511	511	511	511	511	511
Acres	1.0360	1.0360	1.0360	1.0360	1.0360	
Land100%	12710	18200	18200	18200	18200	18200
Bldg100%	87230	112740	112740	112740	112740	112740
Totl100%	99940t	130940t	130940t	130940t	130940t	130940t
Cauvl00%						
Tax Value:						
Land 35%	4450	6370	6370	6370	6370	6370
Bldg 35%	30530	39460	39460	39460	39460	39460
Totl 35%	34980t	45830t	45830t	45830t	45830t	45830t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1603.02	1834.84	1943.98	1942.18	1942.18	
Sp-Asmnt	21.00	28.00	24.00	27.00		

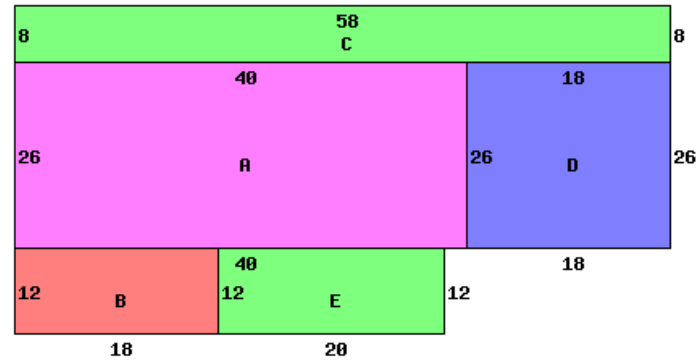
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1040		b	ADDTN
1	F/C	A		216		c	PORCH
	PAT	P		464	1390	d	GRAGE
	F	G		468	11230	e	PORCH
	STP	P		240	960		

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	1WD	123000	12090	68430
236	1	2010-05-26	NINES DONALD D	1WD *	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	1WD *	0	8090	45770
690	1	1997-12-12	NINES MARY V	1CT *	0	6170	41400

Year	Land	Bldg	Total	Net Tax
2021	4450	30530	34980	1608.94
2020	4450	30530	34980	1393.44

project	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
500 HARDIN COUNTY LANDFILL				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
336 DULIN #1099 - BLANCHARD MAIN				XA/2025

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	FtxFt	Area	Grade	Cond	Value	Dpr	Value
2 Shed		12X18	216	C	1955GD	131580	.37	111080
3 P	OPF	8X18	144	D	1955FR	2070	.70	620
				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	5000	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