PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280045.0000 RES
D02 2026

sale

2023 TARO PROPERTIES LLC	2019-04-12	
2024 TARO PROPERTIES LLC	2019-04-12	
2025 MILLER JAMES & AMY	2024-08-30	
2026 MILLER JAMES & AMY	2024-08-30 PT S1/2 SW1/4 28	1.036A
14171 W PATTERSON AVE	1SD	
	$195,000	
KENTON OH 43326		

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

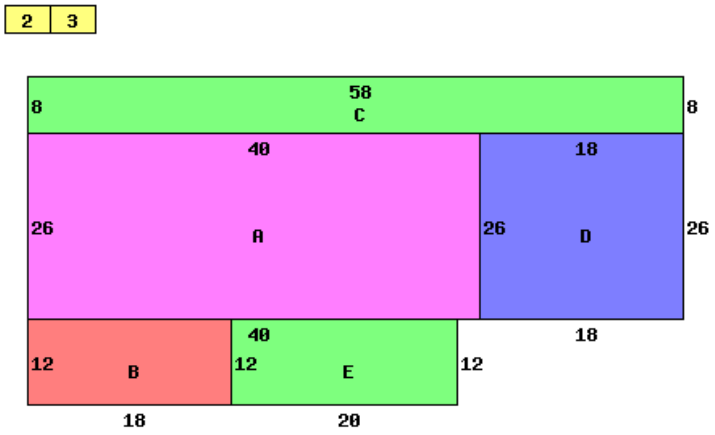
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.0360	1.0360	1.0360	1.0360	1.0360			
Land100%	18200	18200	18200	18200		18200	20910	20900
Bldg100%	112740	112740	112740	112740		112740	142570	142580
Totl100%	130940t	130940t	130940t	130940t		130940t	163490t	163480t
Cauv100%								
Tax Value:								
Land 35%	6370	6370	6370	6370		6370	7320	7310
Bldg 35%	39460	39460	39460	39460		39460	49900	49900
Totl 35%	45830t	45830t	45830t	45830t		45830t	57220t	57220t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1834.84	1943.98	1942.18	1942.18	1942.18			
Sp-Asmnt	28.00	24.00	27.00	27.00				

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	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
2022	4450	30530	34980	1603.02
2021	4450	30530	34980	1608.94

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			



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	
		PRIV WATER	
Central Heat	A	PRIV SEWER	
FORCED AIR		PUB PAVED ST/RD	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3300
		Dwl/Gar/NC%	1.7000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1256		C	1955GD	131580	.37		140920
2	Shed		12X18	216		D	1955FR	2070	.70		620
3	P	OFP	8X18	144		D	1955FR	3460	.70		1040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				20700	20700	20700	20700
small acreage	.0400				5000	5000	200	200

Call Back: Sign: PSN Date: 2015-11-18 Lister: 33-280045.0000-v082020R