

PLEASANT TWP
KENTON SD

00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-280098.0000
D124

RES
2025

sale

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

2022 WILLIAMS CHARLES T JR	2018-04-11
2023 WILLIAMS CHARLES T JR	2018-04-11
2024 AYERS GLOYD E III & D	2023-12-04
2025 AYERS GLOYD E III & DEB 14539 E PATTISON AVE	2023-12-04 KURTS SUBDIVISION LOT 4 LSD 1.188A
KENTON OH 43326	\$350,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.1880	1.1880	1.1880	1.1880	
Land100%	13170	18940	18940	18940	18940
Bldg100%	314110	350800	350800	350800	350810
Totl100%	327290t	369740t	369740t	369740t	369750t
Cauvl00%					
Tax Value:					
Land 35%	4610	6630	6630	6630	6630
Bldg 35%	109940	122780	122780	122780	122780
Totl 35%	114550t	129410t	129410t	129410t	129410t
Hmstd35%	114350				
Owner Oc	107.98	110.56			
Hmstd RB					
Net Tax	5141.40	5070.44	5489.20	5484.08	
Sp-Asmnt	21.00	25.00	21.00	24.00	

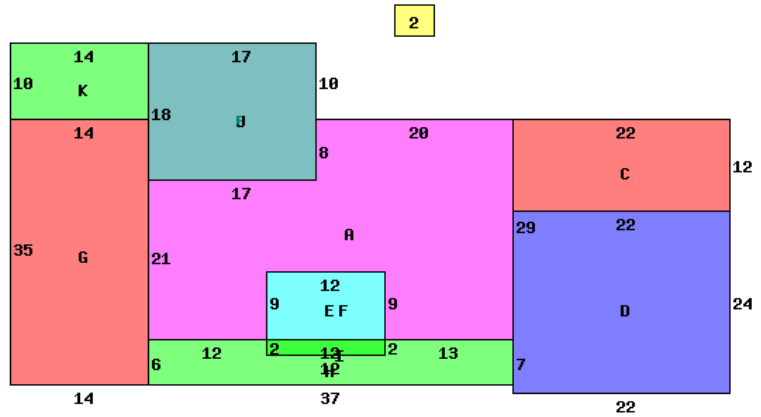
Orig Tax Year 2002
Parent: 33-280020.0000

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 B	F	M		829		b	ADDTN
1	F/C	A		306		c	ADDTN
1	F/C	A		264	12670	d	GRAGE
	F	G		528		e	OTHER
	CATH	X		108		f	ADDTN
1 B	F	A		108		g	ADDTN
1	F/C	A		490		h	ADDTN
	OFFP	P		222	6660	i	PORCH
	OH	P		24	910	j	OTHER
	CATH	X		306		k	PORCH
	DK	F		140	2100		

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
522	1	2023-12-04	AYERS GLOYD E III & DEBRA	LSD	350000	18940	350800
150	1	2018-04-11	WILLIAMS CHARLES T JR & T	LWD	270000	12570	251860
664	1	2001-12-11	DEARDORFF STEVEN D & CYN	IFD	18500	0	0

Year	Land	Bldg	Total	Net Tax
2021	4610	109940	114550	5160.90
2020	4610	109940	114550	4454.32

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



14539 E PATTISON AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
	Sq-Ft	Value
Story Height 2		
Floor Level		
Main	FRAME	1997 137650
Full Upper	FRAME	829 58840
Basement		937 17490
Subtotal		213980
Shingle	Roof GABLE	
Plaster/Drywall	B 1 2 U A	
Unfinished Wall	D D	Air Conditioning 5040
Floor/Carpet	X X	Plumbing 6300
Floor/Concrete	X X	Garages and Carports 12670
Floor/Tile-Lino	X X	Extra Features 10390
Number of Rooms	1 6 3	Total Value 248380
Bedrooms	2 3	
Central Heat	A	PUB PAVED ST/RD
FORCED AIR		Topo: ROLLING
Central A/C	A	Neighborhood:
Plumbing		Code: 3300
Standard	1	Dwl/Gar/NC% 1.3400
Extra 3 Fixture	2	
Extra 2 Fixture	1	
Extra Fixture	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	14X16	2826	2002GD	322890	.19		350470
2 P	PAT		224	2003AV	670	.50		340
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000			18000	18000	18000	18000	
	.1880			5000	5000	940	940	