

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 | 2023-12-04 KURTS SUBDIVISION LOT 4 |
| 14539 E PATTISON AVE | 1SD 1.188A |
| KENTON OH 43326 | \$350,000 |

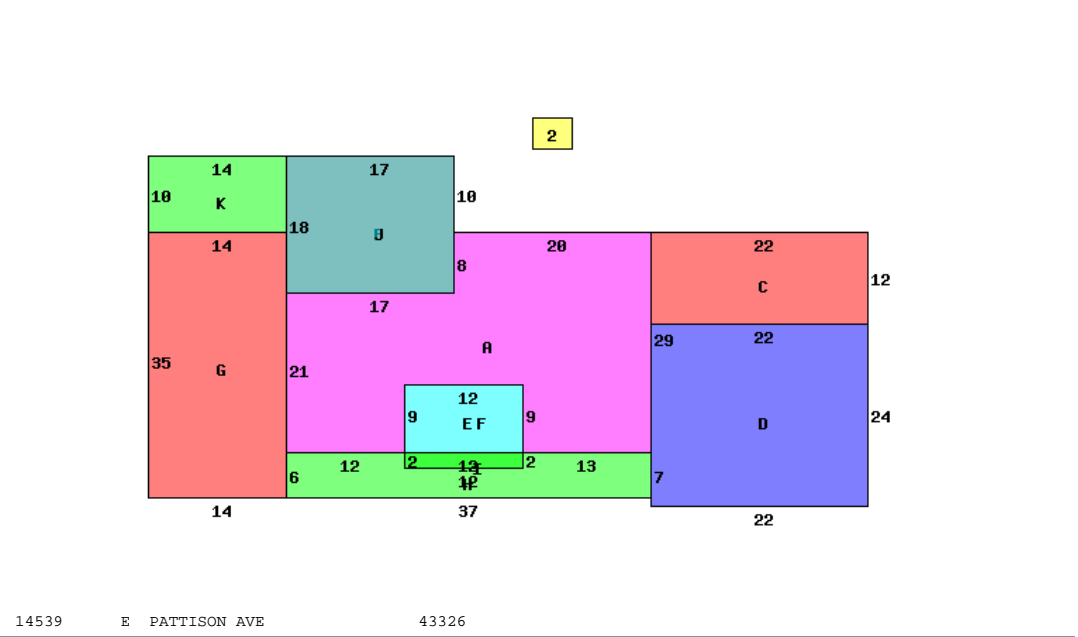
| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 511 | 511 | 511 | 511 | 511 |
| Acres | 1.1880 | 1.1880 | 1.1880 | 1.1880 | |
| Land100% | 13170 | 18940 | 18940 | 18940 | 18940 |
| Bldg100% | 31410 | 35080 | 35080 | 35080 | 35080 |
| 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 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| 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 | | d | GRAGE |
| | F | G | | 528 | 12670 | e | OTHER |
| | CATH | X | | 108 | | f | ADDTN |
| 1 B | F | A | | 108 | | g | ADDTN |
| 1 | F/C | A | | 490 | | h | PORCH |
| | 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 | 1SD | 350000 | 18940 | 350800 |
| 150 | 1 | 2018-04-11 | WILLIAMS CHARLES T JR & T | 1WD | 270000 | 12570 | 251860 |
| 664 | 1 | 2001-12-11 | DEARDORFF STEVEN D & CYN | 1FD | 18500 | 0 | 0 |

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

| | | | | |
|---------------|--------------------------|-----------|-----|---------|
| p r o j e c t | | 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 |
| | B 1 2 U A | |
| Plaster/Drywall | D D | Air Conditioning 5040 |
| Unfinished Wall | X | Plumbing 6300 |
| Floor/Carpet | X X | Garages and Carports 12670 |
| Floor/Concrete | X | Extra Features 10390 |
| Floor/Tile-Lino | X X | Total Value 248380 |
| Number of Rooms | 1 6 3 | |
| Bedrooms | 2 3 | PUB PAVED ST/RD |
| | | Topo: ROLLING |
| Central Heat | A | |
| FORCED AIR | | Neighborhood: |
| Central A/C | A | Code: 3300 |
| Plumbing | | Dwl/Gar/NC% 1.3400 |
| Standard | 1 | |
| 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 | Area | Rate | Grade | Cond | Value | Dpr | Value |
| 2 P | PAT | 14X16 | 2826 | B | 2002GD | 322890 | .19 | 350470 |
| | | 224 | | C | 2003AV | 670 | .50 | 340 |
| homesite | acres/ | effective | depth | actual | effective | extended | true | |
| small acreage | frontage | frontage | depth | rate | rate | value | value | |
| | 1.0000 | | factor | 18000 | 18000 | 18000 | 18000 | |
| | .1880 | | | 5000 | 5000 | 940 | 940 | |

Call Back:

Sign: PSN Date: 2015-11-20 Lister:

33-280098.0000-v082020R