PLEASANT TWP
KENTON SD 00320

Hardin County, Ohio
Michael T. Bacon, Auditor

33-290036.0000 RES
C35 2026

sale

2023 ANDERSON DEBORAH L	2011-06-10	
2024 ANDERSON DEBORAH L	2011-06-10	
2025 ANDERSON DEBORAH L	2011-06-10	
2026 ANDERSON DEBORAH L	2011-06-10	PT SW1/4 SE1/4 SE1/4 S29
13855 W PATTISON AVE	1QC .917A	
	$0	
KENTON OH 43326		

Eff Rate:- 43.46 45.84 45.76 45.76 a/r

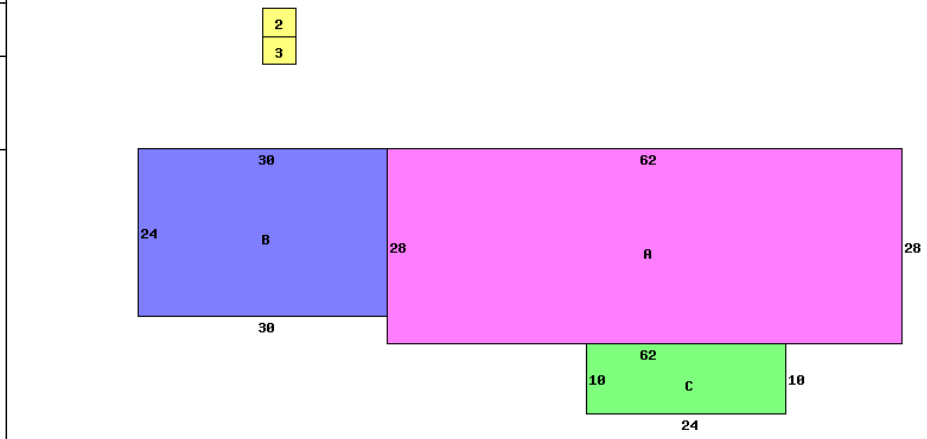
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	.9200	.9200	.9200	.9200	.9200			
Land100%	17110	17110	17110	17110		17110	19660	19670
Bldg100%	172600	172600	172600	172600		172600	214630	214630
Totl100%	189710t	189710t	189710t	189710t		189710t	234290t	234300t
Cauv100%								
Tax Value:								
Land 35%	5990	5990	5990	5990		5990	6880	6880
Bldg 35%	60410	60410	60410	60410		60410	75120	75120
Totl 35%	66400t	66400t	66400t	66400t		66400t	82000t	82010t
Hmstd35%			60770	60770		60770	76380	
Owner Oc			51.44	51.44	51.44	hmstd 5990 l	54780 b	
Hmstd RB								
Net Tax	2658.36	2816.50	2762.44	2762.44	2762.44			
Sp-Asmnt	28.00	24.00	27.00	27.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1736		a	*MAIN
	F2	G		720	17280	b	GRAGE
	OFP	P		240	7200	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
226	1	2011-06-10	ANDERSON DEBORAH L	1QC *	0	9980	115460

Year	Land	Bldg	Total	Net Tax
2022	4190	45830	50020	2292.22
2021	4190	45830	50020	2300.72

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			



13855 W PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1736	128260
	Subtotal			128260
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Air Conditioning	3000
Floor/Pine	X	Plumbing	2100
Floor/Carpet	X	Garages and Carports	17280
Number of Rooms	5	Extra Features	7200
Bedrooms	3	Total Value	157840
Central Heat	A		
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3300
Plumbing		Dwl/Gar/NC%	1.7000
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+	Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1	F/C		1736		C	1990AV	157840	.26		198560
2	Pole Build			30X32	960		C	2022AV	11520	.05		10940
3	P		OFP	6X30	180		C	2022AV	5400	.05		5130

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	.9200				20700	20700	19670	19670

Call Back: Sign: PSN Date: 2016-11-11 Lister:

33-290036.0000-v082020R