

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280035.0000
YY56

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 WIREMAN EDGAR E & BET	2010-06-25
2023 NUNEZ GABRIEL VILLA &	2022-06-21
2024 NUNEZ GABRIEL VILLA &	2022-06-21
2025 NUNEZ GABRIEL VILLA &	2022-06-21
203 W PATTISON AVE	1SD
KENTON OH 43326	\$11,329

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	560	560	560	560	560
Acres					
Land100%	7000	10090	10090	10090	10080
Bldg100%	11030	26430	26430	26430	26440
Totl100%	18030t	36510t	36510t	36510t	36520t
Cauv100%					
Tax Value:					
Land 35%	2450	3530	3530	3530	3530
Bldg 35%	3860	9250	9250	9250	9250
Totl 35%	6310t	12780t	12780t	12780t	12780t
Hmstd35%	5850				
Owner Oc	5.68				
Hmstd RB	267.58				
Net Tax	21.50	525.48	555.88	552.24	
Sp-Asmnt	145.54	48.00	36.00	39.00	

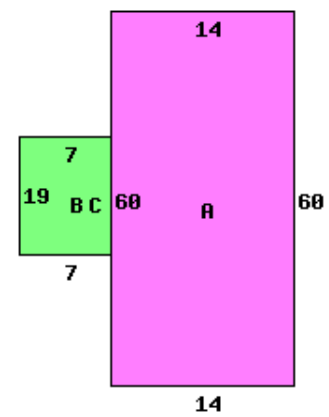
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		840		b	PORCH
	CAN	P		133	1060	c	PORCH
	PAT	P		133	400		

#: 36 37 L/W
362800360000
362800370000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
307	1	2022-06-21	NUNEZ GABRIEL	1SD	11329	7000	11030
289	1	2022-06-21	WIREMAN BETTY J	1AF *	0	7000	11030
301	1	2010-06-25	WIREMAN EDGAR E & BETTY J	1SD *	26000	7430	29910
24	1	2008-01-11	MANNIS J B	1WD *	0	7030	28490
146	1	2007-04-13	MANNIS RANDY J	1WD *	0	7030	28490
489	1	2006-11-29	MANNIS J B	1WD *	0	7030	28490
583	1	2006-09-22	MANNIS TONY E	1WD	25000	7030	28490
402	1	2004-07-09	WAGNER CLAIRE P	1QC	10000	6400	8310
626	1	1994-07-14	EHLEN RUTH LE CLAIRE P W	1CT *	0	0	11430

Year	Land	Bldg	Total	Net Tax
2021	2450	3860	6310	21.56
2020	2450	3860	6310	18.76

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



203 W PATTISON AVE 43326

Occupancy 4 M/H on Real Estate		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	840 99520
	Subtotal		99520
Shingle	Roof	GABLE	
Plaster/Drywall	X	Extra Features	1460
Floor/Carpet	X	Total Value	100980
Floor/Tile-Lino	X		
Number of Rooms	5	PUB SIDEWALK	
Bedrooms	2		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 MH/REAL	1 F/C	Area	Rate	Grade	Cond	Dpr	Dpr	Value
2 Shed	*PP M	8X10	80	MHE	1979AV	.30	.50	21190
3 Shop-Stud		20X22	440		OLD/			0
4 Garage		10X22	220	C	1952FR	.70		1980
5 Lean-To		16X20	320	D	2017FR	.25		1730
					2050			1540
front lot	acres/	effective	depth	depth	actual	effective	extended	true
	frontage	frontage	factor	rate	rate	rate	value	value
		90.00	130	93	120	112	10080	10080