PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280035.0000 RES
YY56 2026

sale

2023 NUNEZ GABRIEL VILLA &	2022-06-21	
2024 NUNEZ GABRIEL VILLA &	2022-06-21	
2025 NUNEZ GABRIEL VILLA &	2022-06-21	
2026 NUNEZ GABRIEL VILLA &	2022-06-21	KENTON COURT 35-37
203 W PATTISON AVE	1SD	
	$11,329	
KENTON OH 43326		

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	560	560	560	560	0	560	560	560
Acres								
Land100%	10090	10090	10090	10090		10090	11510	11520
Bldg100%	26430	26430	26430	26430		26430	35060	35060
Totl100%	36510t	36510t	36510t	36510t		36510t	46570t	46580t
Cauv100%								
Tax Value:								
Land 35%	3530	3530	3530	3530		3530	4030	4030
Bldg 35%	9250	9250	9250	9250		9250	12270	12270
Totl 35%	12780t	12780t	12780t	12780t		12780t	16300t	16300t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	525.48	555.88	552.24	552.24	552.24			
Sp-Asmnt	48.00	36.00	39.00	39.00				

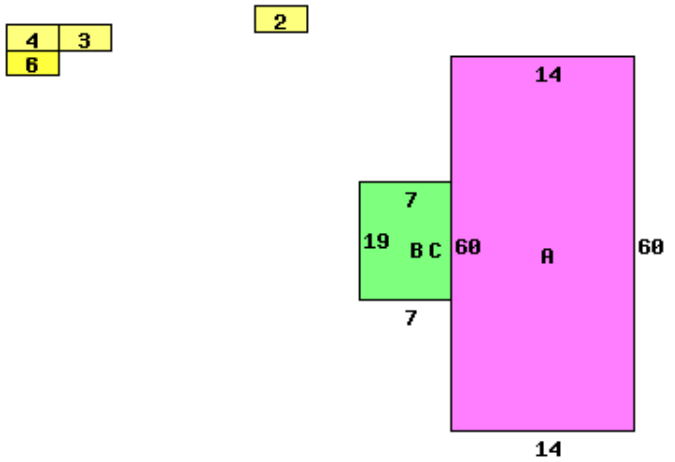
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		840		a	*MAIN
	CAN	P		133	1060	b	PORCH
	PAT	P		133	400	c	PORCH

#: 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	MANNS J B	1WD	*	0	7030	28490
146	1	2007-04-13	MANNS RANDY J	1WD	*	0	7030	28490
489	1	2006-11-29	MANNS J B	1WD	*	0	7030	28490
583	1	2006-09-22	MANNS 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
2022	2450	3860	6310	21.50
2021	2450	3860	6310	21.56

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	840	99520
	Subtotal			99520
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Extra Features	1460
Floor/Carpet	X	Total Value	100980
Floor/Tile-Lino	X		
Number of Rooms	5	PUB SIDEWALK	
Bedrooms	2		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/REAL	1 F/C		840		MHE	1979AV	55540	.30	.50	29160
2	Shed	*PP M	8X10	80			OLD/	0			0
3	Shop-Stud		20X22	440		C	1952FR	6600	.70		1980
4	Garage		10X22	220		C	1952FR	5280	.70		2380
5	Lean-To		16X20	320		D	2017FR	2050	.25		1540

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		90.00	130	93	138	128	11520	11520

Call Back: Sign: PSN Date: 2015-02-06 Lister:

36-280035.0000-v082020R