

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330055.0000
WW10.01

RES
2025

sale

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

2022 KIEFFER WESTON J	2012-10-16
2023 KIEFFER WESTON J	2012-10-16
2024 KIEFFER WESTON J	2012-10-16
2025 KIEFFER WESTON J	2012-10-16 CARYS OL 28 S33 2.223A
411 W PATTISON AVE	2WD
KENTON OH 43326	\$70,000

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	2.2230	2.2230	2.2230	2.2230	2.2230	
Land100%	16260	21110	21110	21110	21110	21120
Bldg100%	62430	64260	64260	64260	64260	64260
Totl100%	78690t	85370t	85370t	85370t	85370t	85380t
Cauvl00%						

Orig Tax Year	2013
Parent:	36-330009.0000
2026 SKENDER AUSTIN	2025-07-18
411 W PATTISON AVE	2WD
KENTON OH 43326	

Tax Value:						
Land 35%	5690	7390	7390	7390	7390	7390
Bldg 35%	21850	22490	22490	22490	22490	22490
Totl 35%	27540t	29880t	29880t	29880t	29880t	29880t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	1286.50	1228.56	1299.70	1291.14	1291.14	
Sp-Asmnt	21.00	28.58	24.58	27.58		

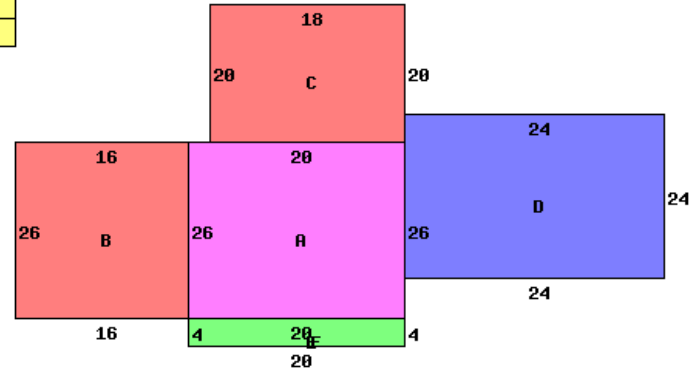
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		520		b	ADDTN
1HB	F	A		416		c	ADDTN
1	F/C	A		360		d	GRAGE
	F2	G		576	13820	e	PORCH
	RFX	P		80	800	f	PORCH
	PAT	P		80	240		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
287	2	2025-07-18	SKENDER AUSTIN	2WD	213035	21110	64260
479	2	2012-10-16	KIEFFER WESTON J	2WD	70000	0	0

Year	Land	Bldg	Total	Net Tax
2021	5690	21850	27540	1291.16
2020	5690	21850	27540	1121.48

p r o j e c t		ben acres	/ %	factor
131	BLANCHARD RIVER MAINT			XA/2025
235	KELLOGG #983 - BLANCHARD			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
500	HARDIN COUNTY LANDFILL			XA/2025
336	DULIN #1099 - BLANCHARD MAIN			XA/2025

4
3
2



411 W PATTISON AVE

Occupancy	1 Single Family	*DWELLING COMPUTATIONS
Story Height	1H	Sq-Ft Value
Floor Level	Main	FRAME 1296 107140
	Part Upper	FRAME 416 22960
	Basement	936 17480
	Subtotal	147580
Metal	Roof	GABLE
Plaster/Drywall	X X	Garages and Carports 13820
Unfinished Wall	X	Extra Features 1040
Floor/Hardwood	X X	Total Value 162440
Floor/Concrete	X	
Number of Rooms	1 4 2	PUB PAVED ST/RD
Bedrooms	1 2	
Central Heat	A	Neighborhood:
HOT WATER		Code: 3670
Plumbing		Dwl/Gar/NC% 1.0900
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F			Grade	Cond	Value	Dpr	Dpr
2 Garage		10X25	250	C	OLD/FR	162440	.65	61970
3 Lean-To		13X25	325	D	OLD/FR	4800	.75	1310
4 Shed		12X16	192	D	OLD/PR	2080	.75	520
				D	OLD/PR	1840	.75	460
homesite	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000			15000	15000	15000	15000	
	1.2230			5000	5000	6120	6120	