PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330055.0000 RES
WW10.01 2026

sale

2023 KIEFFER WESTON J	2012-10-16	
2024 KIEFFER WESTON J	2012-10-16	
2025 KIEFFER WESTON J	2012-10-16	
2026 KIEFFER WESTON J	2012-10-16	CARYS OL 28 S33 2.223A
411 W PATTISON AVE	2WD	
	$70,000	
KENTON OH 43326		

Orig Tax Year 2013
Parent: 36-330009.0000

2027 SKENDER AUSTIN	2025-07-18	
411 W PATTISON AVE	2WD	
KENTON OH 43326		

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

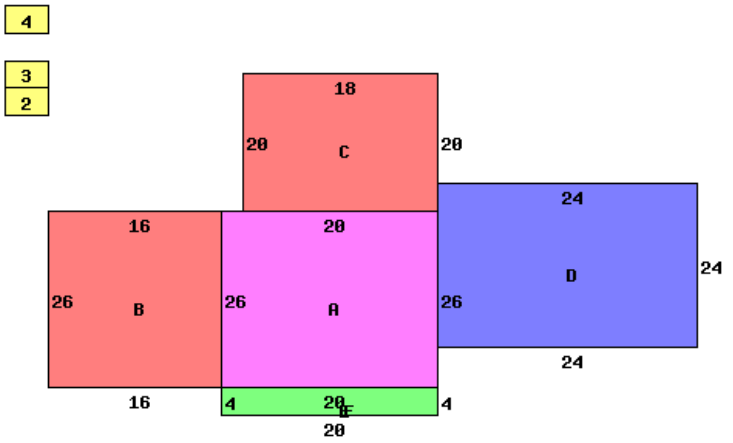
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres	2.2230	2.2230	2.2230	2.2230	2.2230			
Land100%	21110	21110	21110	21110		21110	23370	23370
Bldg100%	64260	64260	64260	64260		64260	88060	88060
Totl100%	85370t	85370t	85370t	85370t		85370t	111430t	111430t
Cauv100%								
Tax Value:								
Land 35%	7390	7390	7390	7390		7390	8180	8180
Bldg 35%	22490	22490	22490	22490		22490	30820	30820
Totl 35%	29880t	29880t	29880t	29880t		29880t	39000t	39000t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1228.56	1299.70	1291.14	1291.14	1291.14			
Sp-Asmnt	28.58	24.58	27.58	27.58				

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

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
2022	5690	21850	27540	1286.50
2021	5690	21850	27540	1291.16

project			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			



411 W PATTISON AVE

Occupancy 1 Single Family

Story Height 1H

Floor Level

Metal

			*DWELLING COMPUTATIONS Sq-Ft	Value
Main	FRAME		1296	107140
Part Upper	FRAME		416	22960
Basement			936	17480
Subtotal				147580
Roof	GABLE			

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Concrete	X				
Number of Rooms	1	4	2		
Bedrooms		1	2		
Central Heat			A		
HOT WATER					
Plumbing					
Standard	1				

Garages and Carports	13820		
Extra Features	1040		
Total Value	162440		
PUB PAVED ST/RD			
Neighborhood:			
Code:	3670		
Dwl/Gar/NC%	1.5000		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1712		C	OLD/FR	162440	.65		85280
2	Garage		10X25	250		D	OLD/PR	4800	.75		1800
3	Lean-To		13X25	325		D	OLD/PR	2080	.75		520
4	Shed		12X16	192		D	OLD/PR	1840	.75		460

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.2230				5000	5000	6120	6120

Call Back: Sign: PSN Date: 2015-02-25 Lister:

36-330055.0000-v082020R