PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-770011.0000 RES
SS05 2026

sale

2023 BARRETT SCOTT NELSON
2024 BARRETT SCOTT NELSON
2025 BARRETT SCOTT NELSON
2026 BARRETT SCOTT NELSON
320 E PATTISON AVE
$0
KENTON OH 43326

RE PUGHS SUB DIV PT VAC S
T 7-11-12

Eff Rate:- 44.66 47.03 46.74 46.74 a/r

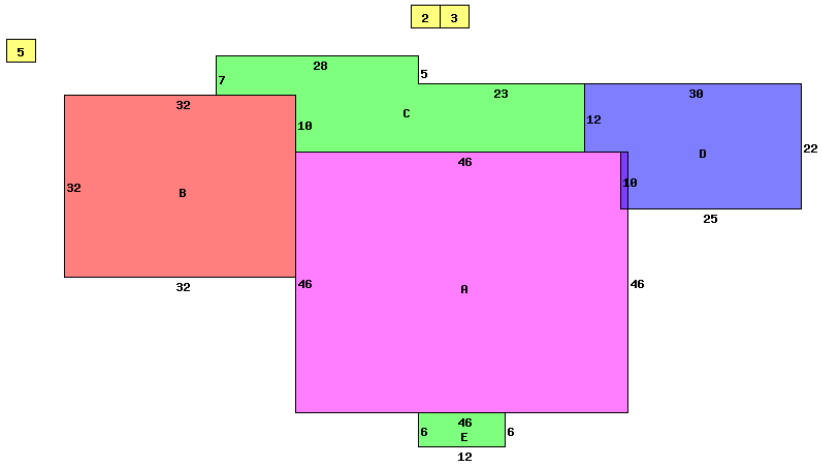
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	31170	31170	31170	31170		31170	35830	35830
Bldg100%	356910	356910	356910	356910		356910	483060	483070
Totl100%	388090t	388090t	388090t	388090t		388090t	518890t	518900t
Cauv100%								
Tax Value:								
Land 35%	10910	10910	10910	10910		10910	12540	12540
Bldg 35%	124920	124920	124920	124920		124920	169070	169070
Totl 35%	135830t	135830t	135830t	135830t		135830t	181610t	181620t
Hmstd35%	132600	132600	132600	132600		132600	178380	
Owner Oc	117.34	117.22	116.90	116.90	116.90	hmstd 10910 l	121690 b	
Hmstd RB								
Net Tax	5467.52	5791.02	5752.40	5752.40	5752.40			
Sp-Asmnt	39.00	27.00	30.00	30.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	B	M		2116		a	*MAIN
1	B/C	A		1024		b	ADDTN
	OFP	P		642	19260	c	PORCH
	B2	G		610	17080	d	GRAGE
	STP	P		72	290	e	PORCH

#: 7 & 12, L/W
gas fireplace 2
367700070000
367700120000

Year	Land	Bldg	Total	Net Tax
2022	10750	102560	113310	5185.68
2021	10750	102560	113310	5204.98

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



320 E PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	BRICK	3140	210000
	Full Upper	BRICK	2116	94590
	Basement		1012	18860
	Subtotal			323450
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall		X X	Fireplaces	10000
Unfinished Wall	X		Plumbing	5600
Floor/Pine		X X	Garages and Carports	17080
Floor/Carpet		X	Extra Features	19550
Floor/Tile-Lino	X		Total Value	375680
Number of Rooms		3 8 6		
Bedrooms		1 4	PUB PAVED ST/RD	
Fireplace			Neighborhood:	
Openings	5		Code:	3640
Stacks	2		Dwl/Gar/NC%	1.5400
Central Heat		A		
FORCED AIR				
Plumbing				
Standard	1			
Extra 3 Fixture	2			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Blt/Renov Grade	Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B B		5256		B	1961GD	488380	.37		473830
2	Pool		22X24	528		C	1962	26400	.50	.30	9240
3	P	*NV PAT0	12X48	576			1961	0			0
4	Shed	*PP	6X8	48			OLD/	0			0
5	Shed	*PP	6X9	54			2024AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		104.00	150	100	184	184	19140	16650	Excess Fro
front lot		106.00	202	113	184	208	22050	19180	Excess Fro

Call Back: Sign: PSN Date: 2018-06-20 Lister: