PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-780001.0000 RES
T83 2026

sale

2023 REED JESSICA R	2011-10-05	
2024 REED JESSICA R	2011-10-05	
2025 REED JESSICA R	2011-10-05	
2026 REED JESSICA R	2011-10-05	GREEN MEADOWS 1
601 E PATTISON AVE	1WD	
	$93,000	
KENTON OH 43326		

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

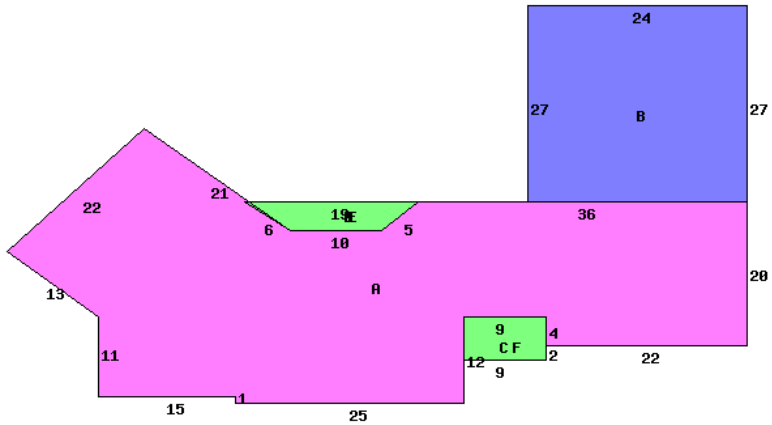
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	18200	18200	18200	18200		18200	20910	20900
Bldg100%	126690	126690	126690	126690		126690	177600	177600
Totl100%	144890t	144890t	144890t	144890t		144890t	198510t	198500t
Cauv100%								
Tax Value:								
Land 35%	6370	6370	6370	6370		6370	7320	7310
Bldg 35%	44340	44340	44340	44340		44340	62160	62160
Totl 35%	50710t	50710t	50710t	50710t		50710t	69480t	69480t
Hmstd35%								
Owner Oc	44.88	44.82	44.70	44.70	44.70			
Hmstd RB								
Net Tax	2040.14	2160.92	2146.50	2146.50	2146.50			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		1827		a	*MAIN
	B	G		648	18140	b	GRAGE
	RFX	P		54	540	c	PORCH
	RFX	P		58	580	d	PORCH
	STP	P		58	230	e	PORCH
	STP	P		54	220	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
433	1	2011-10-05	REED JESSICA R	1WD		93000	13370	85660
210	1	1996-04-15	HOLLAND EVELYN F	1WD		91500	12110	63110
913	0	1987-10-26			*	50000	0	55310

Year	Land	Bldg	Total	Net Tax
2022	5590	33630	39220	1794.04
2021	5590	33630	39220	1800.72

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			



601 E PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1827	143840
	Subtotal			143840
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	2000
Floor/Carpet	X	Air Conditioning	3200
Floor/Tile-Lino	L	Plumbing	2100
Number of Rooms	6	Garages and Carports	18140
Bedrooms	3	Extra Features	1570
		Total Value	170850
Fireplace			
Openings	1	PUB PAVED ST/RD	
Stacks	1		
Central Heat	A	Neighborhood:	
FORCED AIR		Code:	3660
Central A/C	A	Dwl/Gar/NC%	1.5000
Plumbing			
Standard	1		
Extra 3 Fixture	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B		1827		C+	1961GD	187940	.37		177600

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	100.00	153	101	207	209	20900	20900

Call Back: Sign: PSN Date: 2015-02-23 Lister:

36-780001.0000-v082020R