PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-780004.0000 RES
T86 2026

sale

2023 QUAY NICK E & DEBORAH	2021-01-21	
2024 QUAY NICK E & DEBORAH	2021-01-21	
2025 QUAY NICK E & DEBORAH	2021-01-21	
2026 QUAY NICK E & DEBORAH J	2021-01-21	GREEN MEADOWS 4
613 E PATTISON AVE	1SD	SEE PCL 36-780004.01 FOR
	$90,000	REST OF SPECIAL ASSESSMEN
KENTON OH 43326		

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

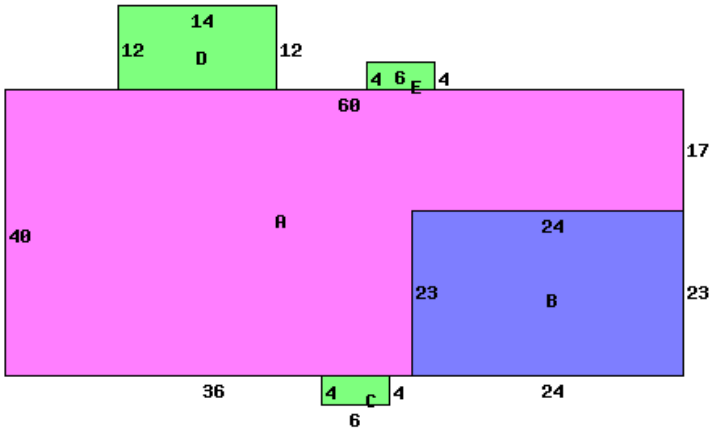
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	13370	13370	13370	13370		13370	15430	15440
Bldg100%	94540	94540	94540	94540		94540	132540	132550
Totl100%	107910t	107910t	107910t	107910t		107910t	147970t	147990t
Cauv100%								
Tax Value:								
Land 35%	4680	4680	4680	4680		4680	5400	5400
Bldg 35%	33090	33090	33090	33090		33090	46390	46390
Totl 35%	37770t	37770t	37770t	37770t		37770t	51790t	51800t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1552.98	1642.90	1632.06	1632.06	1632.06			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1848		a	*MAIN
	F2	G		552	13250	b	GRAGE
	STP	P		24	100	c	PORCH
	DK	P		168	2520	d	PORCH
	STP	P		24	100	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
20	1	2021-01-21	QUAY NICK E & DEBORAH J S	1SD		90000	11770	84860
37	1	2012-02-02	ZUCHETTO ROBERT D & ROSE	1WD	*	0	10090	69000
505	1	2007-12-27	SONS STEVEN J & DEBORAH	1SD	*	0	10110	64940
580	1	2007-10-23	ZUCHETTO ROBERT D & ROSE	1SH		68100	10110	64940
361	1	2003-06-30	SMOCK SEAN G & RIGSBY DA	1SD		118000	9200	57860
21	1	2003-01-14	WEAVER PHILLIP L	1SD		71000	9200	57860

Year	Land	Bldg	Total	Net Tax
2022	4120	29700	33820	1579.84
2021	4120	29700	33820	1585.60

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			



613 E PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1848	132260
	Subtotal			132260
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	Plumbing	2100
Floor/Hardwood	X	Garages and Carports	13250
Floor/Carpet	X	Extra Features	3440
Number of Rooms	6	Total Value	151050
Bedrooms	3		
		PUB PAVED ST/RD	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	3660
Standard	1	Dwl/Gar/NC%	1.5000
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 F/C		1848		C-	1964GD	135950	.35		132550

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	80.0000	80.00	130	93	207	193	15440	15440

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