

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800016.0000
SS03

RES
2025

sale

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

2022 BORDNER DREW A & ERIN	2014-09-15
2023 BORDNER DREW A & ERIN	2014-09-15
2024 BORDNER DREW A & ERIN	2014-09-15
2025 BORDNER DREW A & ERIN M	2014-09-15
439 E PATTISON AVE	2WD 2.019A
KENTON OH 43326	\$415,000

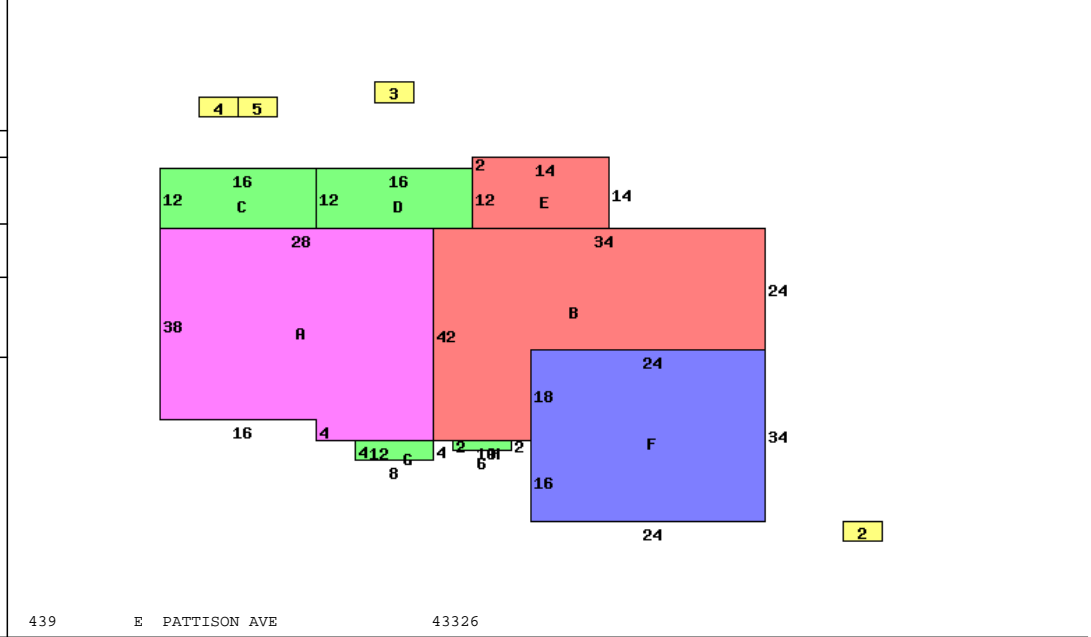
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.0190	2.0190	2.0190	2.0190	
Land100%	45830	52170	52170	52170	52160
Bldg100%	434140	485540	484660	484660	484650
Totl100%	479970t	537710t	536830t	536830t	536810t
Cauv100%					
Tax Value:					
Land 35%	16040	18260	18260	18260	18260
Bldg 35%	151950	169940	169630	169630	169630
Totl 35%	167990t	188200t	187890t	187890t	187880t
Hmstd35%	160500	180410	180410	180410	
Owner Oc	155.70	159.66	159.50	159.04	hmstd 18260 l 162150 b
Hmstd RB					
Net Tax	7691.66	7578.46	8013.22	7959.80	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1 B	F	M		1112		b	ADDTN
2 B+	F	A		996		c	PORCH
	OFFP	P		192	5760	d	PORCH
	DK	P		192	2880	e	ADDTN
1	F/C	A		196		f	GRAGE
H	F	G		816	19580	g	PORCH
	STP	P		32	130	h	PORCH
	BAY	P		12	460		

gas fireplace							
Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
397	2	2014-09-15	BORDNER DREW A & ERIN M	2WD	415000	13540	371510
407	1	2007-10-17	ROOF TAYLOR M	1WD *	0	6060	0
695	1	2001-12-26	BARRETT SCOTT N	1FD	19500	18200	47400

Year	Land	Bldg	Total	Net Tax
2021	16040	152160	168200	7730.14
2020	16040	147130	163170	6487.80

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



439 E PATTISON AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	2304 153380
	Full Upper	FRAME	996 62800
	Part Upper	FRAME	816 35740
	Qtr Story	FRAME	996 3970
	Basement		2108 38850
	Subtotal		294740
Shingle		B 1 2 U A	
Plaster/Drywall	D D	2108 sq ft	Basement Finish 22300
Floor/Carpet	X X		Air Conditioning 7170
Floor/Concrete	X		Plumbing 4200
Floor/Tile-Lino	X		Garages and Carports 19580
Number of Rooms	1 7		Extra Features 11630
Bedrooms	3		Total Value 359620
Central Heat	A		PUB PAVED ST/RD
ELECTRIC			Topo: ROLLING
Central A/C	A		
Plumbing			Neighborhood:
Standard	1		Code: 3660
Extra 3 Fixture	2		Dwl/Gar/NC% 1.0700

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B+F		6224	B+	2008AV	503470	.14	463290
2 Garage	F	24X24	576	C	2008AV	13820	.45	8130
3 Pool	*	14X36	504	C	2020AV	25200	.25 .30	13230
4 Shed	*	7X18	126	D	2021AV	0		0
5 P	* OFFP	18X18	324	C	2021AV	0		0

front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	Excess Fro
		325.00	270	119	180	214	69550	52160	

Call Back: Sign: PSN Date: 2015-02-13 Lister: 36-800016.0000-v082020R