PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-800016.0000 RES
SS03 2026

sale

2023 BORDNER DREW A & ERIN	2014-09-15	
2024 BORDNER DREW A & ERIN	2014-09-15	
2025 BORDNER DREW A & ERIN	2014-09-15	
2026 BORDNER DREW A & ERIN M	2014-09-15	KURTS SUBDIVISION LOT 3
439 E PATTISON AVE	2WD	2.019A
	$415,000	
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	511	511	511	511	0	511	511	511	
Acres	2.0190	2.0190	2.0190	2.0190	2.0190				
Land100%	52170	52170	52170	52170		52170	59970	59960	
Bldg100%	485540	484660	484660	484660		484660	673230	673230	
Totl100%	537710t	536830t	536830t	536830t		536830t	733200t	733190t	
Cauv100%									
Tax Value:									
Land 35%	18260	18260	18260	18260		18260	20990	20990	
Bldg 35%	169940	169630	169630	169630		169630	235630	235630	
Totl 35%	188200t	187890t	187890t	187890t		187890t	256620t	256620t	
Hmstd35%	180410	180410	180410	180410		180410	248310		
Owner Oc	159.66	159.50	159.04	159.04	159.04	hmstd 18260 l	162150 b		
Hmstd RB									
Net Tax	7578.46	8013.22	7959.80	7959.80	7959.80				
Sp-Asmnt	25.00	21.00	24.00	24.00					

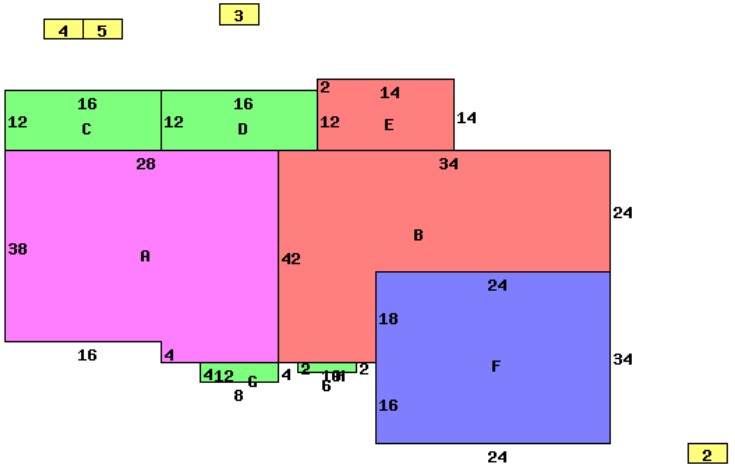
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1112		a	*MAIN
2 B+	F	A		996		b	ADDTN
	OFP	P		192	5760	c	PORCH
	DK	P		192	2880	d	PORCH
1	F/C	A		196		e	ADDTN
H	F	G		816	19580	f	GRAGE
	STP	P		32	130	g	PORCH
	BAY	P		12	460	h	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	16040	151950	167990	7691.66
2021	16040	152160	168200	7730.14

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

			Sq-Ft	Value
Story Height 2				
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%	1.5000

	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+F		6224		B+	2008AV	503470	.14		649480
2	Garage	F	24X24	576		C	2008AV	13820	.45		11400
3	Pool		14X36	504		C	2020AV	25200	.30	.30	12350
4	Shed	*	7X18	126		D	2021AV	0			0
5	P	* OFP	18X18	324		C	2021AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value	
front lot		325.00	270	119	207	246	79950	59960	Excess Fro

Call Back: Sign: PSN Date: 2015-02-13 Lister: