

PLEASANT TWP
KENTON CORP

00350

REAL PROPERTY RECORD

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280047.0000
YY07

RES
2025

sale

2022 EMANS ERIC E
2023 EMANS ERIC E
2024 EMANS ERIC E
2025 EMANS ERIC E
W PATTISON AVE

2016-01-26
2016-01-26
2016-01-26
2016-01-26 KENTON COURT ADDN PT VAC
3QC ALLEY 47-49 .22A
\$0

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

Tax Year 2022 2023 2024 2025
Prop Cls 599 599 599 599
Acres .2200 .2200 .2200 .2200
Land100% 5830 8400 8400 8400
Bldg100% 940 1910 1910 1910
Totl100% 6770t 10310t 10310t 10310t
Cauv100%

CAMA
599
8400
1900
10300t

Tax Value:

Land 35% 2040 2940 2940 2940
Bldg 35% 330 670 670 670
Totl 35% 2370t 3610t 3610t 3610t
Hmstd35%
Owner 0c
Hmstd RB
Net Tax 110.70 148.44 157.04 156.00

2940
670
3600t

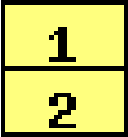
Sp-Asmnt 9.00 30.00 18.00 21.00

362800480000
362800490000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
27	3	2016-01-26	EMANS ERIC E	3QC	0	6690	510
587	3	1999-10-01	EMANS ERIC E & DEBORAH R	3WD	67000	3890	510
222	2	1998-04-24	RUSH MARK A & CYNTHIA L	2WD	53000	3890	510

Year	Land	Bldg	Total	Net Tax
2021	2040	330	2370	111.12
2020	2040	330	2370	96.52

p r o j e c t	ben acres	/	%	factor
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025
921 BLANCHARD RIVER MAINT				XA/2023
336 DULIN #1099 - BLANCHARD MAIN				XA/2025



W PATTISON AVE

PUB SIDEWALK
Neighborhood:
Code:
Dwl/Gar/NC%

3670
1.0900

Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1 Shed		18X10	180		D	OLD/GD	1730	.60		690
2 P	OPF0	7X18	126		D	OLD/GD	3020	.60		1210
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value			true value
	75.0000	75.00	131	93	120	112	8400			8400

Call Back: Sign: PSN Date: 2015-02-06 Lister:

36-280047.0000-v082020R