

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-280050.0000  
YY08

RES  
2025

sale

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

2022 EMANS ERIC E	2016-01-26			
2023 EMANS ERIC E	2016-01-26			
2024 EMANS ERIC E	2016-01-26			
2025 EMANS ERIC E	2016-01-26	KENTON COURT PT VAC ALLEY		
305 W PATTISON AVE	3QC	50-51		
KENTON OH 43326	\$0			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	4660	6600	6600	6600	6600
Land100%	59600	67170t	67170t	67170t	67160
Bldg100%	64260t	73770t	73770t	73770t	73760t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1630	2310	2310	2310	2310
Bldg 35%	20860	23510	23510	23510	23510
Totl 35%	22490t	25820t	25820t	25820t	25820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1050.58	1061.62	1123.10	1115.70	
Sp-Asmnt	24.00	38.00	30.00	30.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1056	2400	b	PORCH
	OFF	P		80			

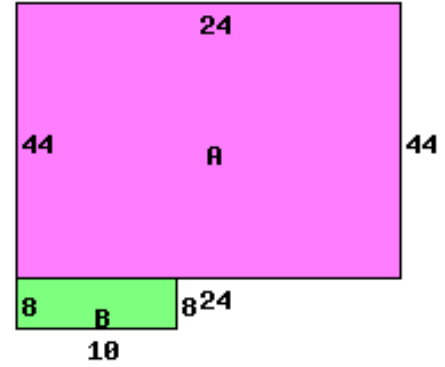
#: 51 L/W  
362800510000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
27	3	2016-01-26	EMANS ERIC E	3QC *	0	5290	42570
587	3	1999-10-01	EMANS ERIC E & DEBORAH R	3WD	67000	4430	27460
222	2	1998-04-24	RUSH MARK A & CYNTHIA L	2WD	53000	4430	27460

Year	Land	Bldg	Total	Net Tax
2021	1630	20860	22490	1054.42
2020	1630	20860	22490	915.84

Project		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2025
131	BLANCHARD RIVER MAINT			XA/2025
921	BLANCHARD RIVER MAINT			XA/2023
336	DULIN #1099 - BLANCHARD MAIN			XA/2025

4  
3  
2



305 W PATTISON AVE 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1056	101590
Shingle	Subtotal	101590
B 1 2 U A	Roof	HIP
Plaster/Drywall	D	Air Conditioning 1950
Panelled Wall	X	Extra Features 2400
Floor/Carpet	X	Total Value 105940
Floor/Tile-Lino	L	
Number of Rooms	6	PUB SIDEWALK
Bedrooms	3	
Central Heat	A	Neighborhood:
FORCED AIR		Code: 3670
Central A/C	A	Dwl/Gar/NC% 1.0900
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			Grade	Cond	Dpr	Dpr	Value
2 Garage		20X24	480	C-	1950GD	.40		62360
3 P	*SV OFP0	10X20	200	C	OLD/AV	.65		4400
4 Shed	*PP	10X12	120		OLD/	0		400
								0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		60.00	127	92	120	6600	6600	