

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-280050.0000  
YY08

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

2020 EMANS ERIC E	2016-01-26
2021 EMANS ERIC E	2016-01-26
2022 EMANS ERIC E	2016-01-26
2023 EMANS ERIC E	2016-01-26
2023 EMANS ERIC E	2016-01-26
305 W PATTISON AVE	3QC 50-51
KENTON OH 43326	\$0 07.1-05-28-050

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres	4660	4660	4660	6600	6600
Land100%	59600	59600	59600	67170	67160
Bldg100%	64260t	64260t	64260t	73770t	73760t
Totl100%					
Cauv100%					
Tax Value:					
Land 35%	1630	1630	1630	2310	2310
Bldg 35%	20860	20860	20860	23510	23510
Totl 35%	22490t	22490t	22490t	25820t	25820t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	915.84	1054.42	1050.58	1061.62	
Sp-Asmnt	24.00	24.00	24.00	38.00	

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

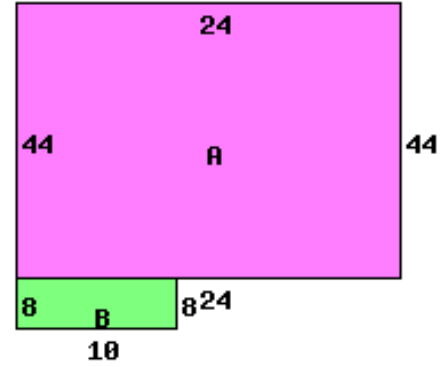
#: 51 L/W  
362800510000

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
2019	1550	17450	19000	748.18
2018	1550	17450	19000	748.96

P r o j e c t		ben acres	/ %	factor
500	HARDIN COUNTY LANDFILL			XA/2023
131	BLANCHARD RIVER MAINT			XA/2023
921	BLANCHARD RIVER MAINT			XA/2023
336	DULIN #1099 - BLANCHARD MAIN			XA/2023

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	
	Main	FRAME	
	Roof	HIP	
	B 1 2 U A		
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	Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.0900
Central A/C	A		
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C			C-	1950GD	.40	Dpr	Value
2 Garage		20X24	480	C	OLD/AV	11520	.65	4400
3 P	*SV OFP0	10X20	200		OLD/	400		400
4 Shed	*PP	10X12	120		OLD/	0		0
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
		60.00	127	92	120	110	6600	6600