PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280050.0000 RES
YY08 2026

## sale

| | | |
|---|---|---|
| 2023 EMANS ERIC E | 2016-01-26 | |
| 2024 EMANS ERIC E | 2016-01-26 | |
| 2025 EMANS ERIC E | 2016-01-26 | |
| 2026 EMANS ERIC E | 2016-01-26 | KENTON COURT PT VAC ALLEY |
| 305 W PATTISON AVE | 3QC | 50-51 |
| | $0 | |
| 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 | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 6600 | 6600 | 6600 | 6600 | | 6600 | 7630 | 7620 |
| Bldg100% | 67170 | 67170 | 67170 | 67170 | | 67170 | 92260 | 92270 |
| Totl100% | 73770t | 73770t | 73770t | 73770t | | 73770t | 99890t | 99890t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2310 | 2310 | 2310 | 2310 | | 2310 | 2670 | 2670 |
| Bldg 35% | 23510 | 23510 | 23510 | 23510 | | 23510 | 32290 | 32290 |
| Totl 35% | 25820t | 25820t | 25820t | 25820t | | 25820t | 34960t | 34960t |
| Hmstd35% | | | | | | | | |
| Owner Oc | | | | | | | | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1061.62 | 1123.10 | 1115.70 | 1115.70 | 1115.70 | | | |
| Sp-Asmnt | 38.00 | 30.00 | 30.00 | 30.00 | | | | |

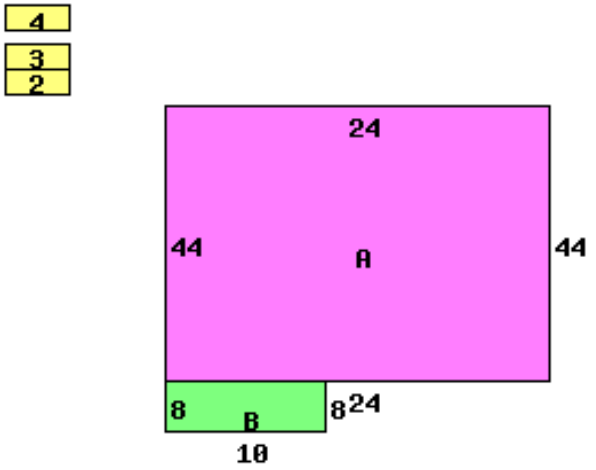
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 1 | F/C | M | | 1056 | | a | *MAIN |
| | OFP | P | | 80 | 2400 | b | PORCH |

#: 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 |
|---|---|---|---|---|
| 2022 | 1630 | 20860 | 22490 | 1050.58 |
| 2021 | 1630 | 20860 | 22490 | 1054.42 |

| 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 | | | |




305 W PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 1 | | | | |
| Floor Level | Main | FRAME | 1056 | 101590 |
| | Subtotal | | | 101590 |
| Shingle | 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% | 1.5000 |
| Central A/C | A | | |
| Plumbing | | | |
| Standard | 1 | | |

| | Bldg Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | 1 F/C | | 1056 | | C- | 1950GD | 95350 | .40 | | 85820 |
| 2 | Garage | | 20X24 | 480 | | C | OLD/AV | 11520 | .65 | | 6050 |
| 3 | P | *SV OFP0 | 10X20 | 200 | | | OLD/ | 400 | | | 400 |
| 4 | Shed | *PP | 10X12 | 120 | | | OLD/ | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | | 60.00 | 127 | 92 | 138 | 127 | 7620 | 7620 |

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

36-280050.0000-v082020R