

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280065.0000
YY15

RES
2025

sale

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

2022	HEADINGTON TROY E TRU	2020-12-22			
2023	CONOVER TYLYN N & JOR	2022-05-31			
2024	CONOVER TYLYN N & JOR	2022-05-31			
2025	CONOVER TYLYN N & JORDA	2022-05-31	KENTON CT 1/2 VAC ALLEY		
	313 W PATTISON AVE	3TD	65-67		
	KENTON OH 43326	\$125,000			

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5890	8460	8460	8460	8450
Bldg100%	91630	115370	115370	115370	115370
Totl100%	97510t	123830t	123830t	123830t	123820t
Cauv100%					

2026	THOMAS REBECCA	2025-05-05			
	313 W PATTISON AVE	3WD			
	KENTON OH 43326				

Tax Value:					
Land 35%	2060	2960	2960	2960	2960
Bldg 35%	32070	40380	40380	40380	40380
Totl 35%	34130t	43340t	43340t	43340t	43340t
Hmstd35%				42600	
Owner Oc	33.10	38.36	38.32	37.56	hmstd 2960 l 39640 b
Hmstd RB	400.22				
Net Tax	1161.00	1743.62	1846.84	1835.20	
Sp-Asmnt	107.46	48.00	36.00	131.47	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
2 B	F	M		592		a	*MAIN		
2	F/C	A		592		b	ADDTN		
	POR	P		370	11840	c	PORCH		
	F	G		585	14040	d	GRAGE		
F	FFP	P		34	1360	e	PORCH		
	FFP	P		251	10040	f	PORCH		
	DK	P		102	1530	g	PORCH		
	OFFP2	P		102	3060	h	PORCH		
	DK	P		168	2520	i	PORCH		
	OH	P		64	2430	j	PORCH		

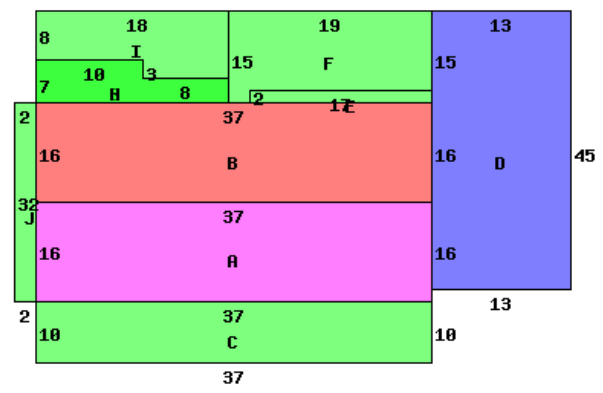
#: 66, 67 L/W
362800660000
362800670000

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
177	3	2025-05-05	THOMAS REBECCA	3WD	230000	8460	115370
260	3	2022-05-31	CONOVER TYLYN N & JORDAN	3TD	125000	5890	91630
520	4	2020-12-22	HEADINGTON TROY E TRUSTEE	4 *	0	5890	91630
401	3	2020-10-08	HEADINGTON ELLEN L	3CT *	0	5600	75630

Year	Land	Bldg	Total	Net Tax
2021	2060	32070	34130	1165.32
2020	2060	32070	34130	1008.74

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
642 TRASH-KENTON CITY			XA/2025
539 DELQ WATER - KENTON CORP			XA/2025
540 DELQ SEWER - KENTON CORP			XA/2025

3 2



313 W PATTISON AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level			
	Main	FRAME	1184 104890
	Full Upper	FRAME	1218 62570
	Basement		576 10960
	Subtotal		178420
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	P P		Air Conditioning 4290
Panelled Wall	X X		Plumbing 1400
Unfinished Wall	X		Garages and Carports 14040
Floor/Pine	X X		Extra Features 32780
Floor/Carpet	X		Total Value 230930
Number of Rooms	1 4 4		
Bedrooms	3		PUB SIDEWALK
Central Heat	A		Neighborhood:
FORCED AIR			Code: 3670
Central A/C	A		Dwl/Gar/NC% 1.0900
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Bldg Type	SHB+Cons	DixHt	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 B F	2402	Rate	C	COND	Value	Dpr	Dpr	Value
2 P	OFFP0	10X14	140	C	2006AV	4200	.50		2100
3 Shed	*PP	10X14	140		2006AV	0			0
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	rate	rate	rate	value	value	
	78.5000	79.00	119	89	120	107	8450	8450	