PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280065.0000 RES
YY15 2026

## sale

| | | |
|---|---|---|
| 2023 CONOVER TYLYN N & JOR | 2022-05-31 | |
| 2024 CONOVER TYLYN N & JOR | 2022-05-31 | |
| 2025 CONOVER TYLYN N & JOR | 2022-05-31 | |
| 2026 CONOVER TYLYN N & JORDA | 2022-05-31 | KENTON CT 1/2 VAC ALLEY |
| 313 W PATTISON AVE | 3TD | 65-67 |
| | $125,000 | |
| KENTON OH 43326 | | |

| | | |
|---|---|---|
| 2027 THOMAS REBECCA | 2025-05-05 | |
| 313 W PATTISON AVE | 3WD | |
| 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% | 8460 | 8460 | 8460 | 8460 | | 8460 | 9710 | 9720 |
| Bldg100% | 115370 | 115370 | 115370 | 115370 | | 115370 | 157970 | 157980 |
| Totl100% | 123830t | 123830t | 123830t | 123830t | | 123830t | 167690t | 167700t |
| Cauv100% | | | | | | | | |
| Tax Value: | | | | | | | | |
| Land 35% | 2960 | 2960 | 2960 | 2960 | | 2960 | 3400 | 3400 |
| Bldg 35% | 40380 | 40380 | 40380 | 40380 | | 40380 | 55290 | 55290 |
| Totl 35% | 43340t | 43340t | 43340t | 43340t | | 43340t | 58690t | 58690t |
| Hmstd35% | | | 42600 | 42600 | | 42600 | 57960 | |
| Owner Oc | 38.36 | 38.32 | 37.56 | 37.56 | 37.56 | hmstd 2960 l | 39640 b | |
| Hmstd RB | | | | | | | | |
| Net Tax | 1743.62 | 1846.84 | 1835.20 | 1835.20 | 1835.20 | | | |
| Sp-Asmnt | 48.00 | 36.00 | 131.47 | 131.47 | | | | |

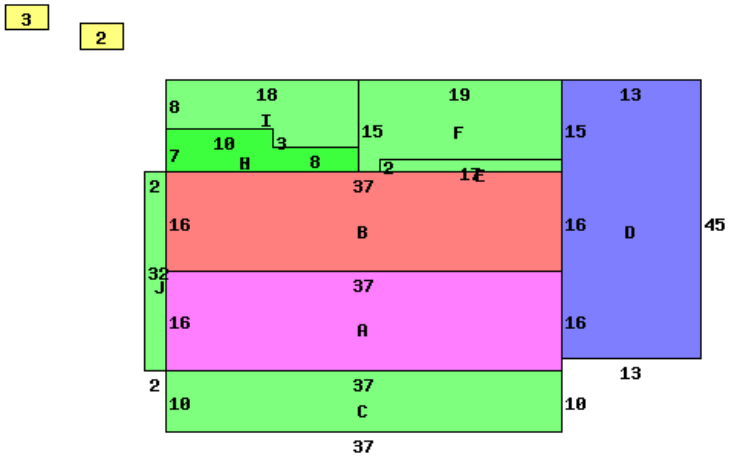
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 592 | | a | *MAIN |
| 2 | F/C | A | | 592 | | b | ADDTN |
| | POR | P | | 370 | 11840 | c | PORCH |
| | F | G | | 585 | 14040 | d | GRAGE |
| F | EFP | P | | 34 | 1360 | e | PORCH |
| | EFP | P | | 251 | 10040 | f | PORCH |
| | DK | P | | 102 | 1530 | g | PORCH |
| | OFP2 | 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 |
|---|---|---|---|---|
| 2022 | 2060 | 32070 | 34130 | 1161.00 |
| 2021 | 2060 | 32070 | 34130 | 1165.32 |

| 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 | | | |




313 W PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

| | | | Sq-Ft | Value |
|---|---|---|---|---|
| Story Height 2 | | | | |
| 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 | | |
| Panelled Wall | | X | X | | |
| Unfinished Wall | X | | | | |
| Floor/Pine | | X | X | | |
| Floor/Carpet | | X | | | |
| Number of Rooms | 1 | 4 | 4 | | |
| Bedrooms | | 3 | | | |
| Central Heat | | A | | | |
| FORCED AIR | | | | | |
| Central A/C | | A | | | |
| Plumbing | | | | | |
| Standard | 1 | | | | |
| Extra 2 Fixture | 1 | | | | |

| | | | |
|---|---|---|---|
| Air Conditioning | 4290 | | |
| Plumbing | 1400 | | |
| Garages and Carports | 14040 | | |
| Extra Features | 32780 | | |
| Total Value | 230930 | | |
| PUB SIDEWALK | | | |
| Neighborhood: | | | |
| Code: | 3670 | | |
| Dwl/Gar/NC% | 1.5000 | | |

| | Bldg | Type | SHB+Cons | DixHt FtxFt | Area | Unit Rate | Grade | Blt/Renov Cond | Replace Value | Phy Dpr | Fnc Dpr | True Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | DWELLING | | 2 B F | | 2402 | | C | OLD/AV | 230930 | .55 | | 155880 |
| 2 | P | | OFP0 | 10X14 | 140 | | C | 2006AV | 4200 | .50 | | 2100 |
| 3 | Shed | | *PP | 10X14 | 140 | | | 2006AV | 0 | | | 0 |

| | acres/ frontage | effective frontage | depth | depth factor | actual rate | effective rate | extended value | true value |
|---|---|---|---|---|---|---|---|---|
| front lot | 78.5000 | 79.00 | 119 | 89 | 138 | 123 | 9720 | 9720 |

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

36-280065.0000-v082020R