PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-280065.0000 RES
YY15 2024

sale

2021 HEADINGTON TROY E TRU	2020-12-22	
2022 HEADINGTON TROY E TRU	2020-12-22	
2023 CONOVER TYLYN N & JOR	2022-05-31	
2024 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		
2025 THOMAS REBECCA	2025-05-05	
313 W PATTISON AVE	3WD	
KENTON OH 43326		

Eff Rate: – 50.76 — 50.59 — 44.66 — 47.03 — a/r

Tax Year	2021	2022	2023	2024	2024	2025	CAMA
Prop Cls	510	510	510	510	510	510	510
Acres							
Land100%	5890	5890	8460	8460	8460	8460	8450
Bldg100%	91630	91630	115370	115370	115370	115370	115370
Totl100%	97510t	97510t	123830t	123830t	123830t	123830t	123820t
Cauv100%							
Tax Value:							
Land 35%	2060	2060	2960	2960	2960	2960	2960
Bldg 35%	32070	32070	40380	40380	40380	40380	40380
Totl 35%	34130t	34130t	43340t	43340t	43340t	43340t	43340t
Hmstd35%					43340	42600	
Owner Oc	33.10	33.10	38.36	38.32	hmstd 2960 l	40380 b	
Hmstd RB	401.72	400.22					
Net Tax	1165.32	1161.00	1743.62	1846.84			
Sp-Asmnt	27.00	107.46	48.00	**36.00**			

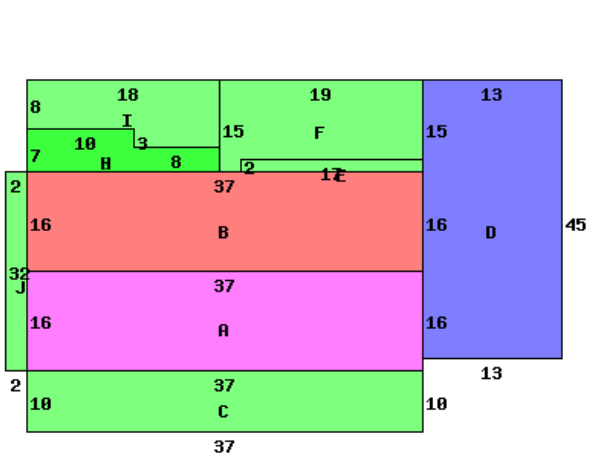
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		592		a	*MAIN
2	F/C	A		592		b	ADDTN
	POR	P		370	11840	c	PORCH
	F	G		585	14040	d	GRAGE
F	EFP	P		34	1360	e	PORCH
	EFP	P		251	10040	f	PORCH
	DK	P		102	1530	g	PORCH
	OFP2	P		102	3060	h	PORCH
	DK	P		168	2520	i	PORCH
	OH	P		64	2430	j	PORCH

#: 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
2020	2060	32070	34130	1008.74
2019	1960	26470	28430	754.88

	p r o j e c t		ben acres / % factor
500	HARDIN COUNTY LANDFILL	XA/2024	
131	BLANCHARD RIVER MAINT	XA/2024	
921	BLANCHARD RIVER MAINT	XA/2023	
336	DULIN #1099 - BLANCHARD MAIN	XA/2024	
642	TRASH-KENTON CITY	XA/2024	
539	DELQ WATER - KENTON CORP	XA/2024	



313 W PATTISON AVE 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	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%	1.0900

	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		113270
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	120	107	8450	8450

Call Back: Sign: PSN Date: 2015-02-06 Lister: 36-280065.0000-v082020R