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 | |

| | | |
|---|---|---|
| 2026 | 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 | 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 | | | |

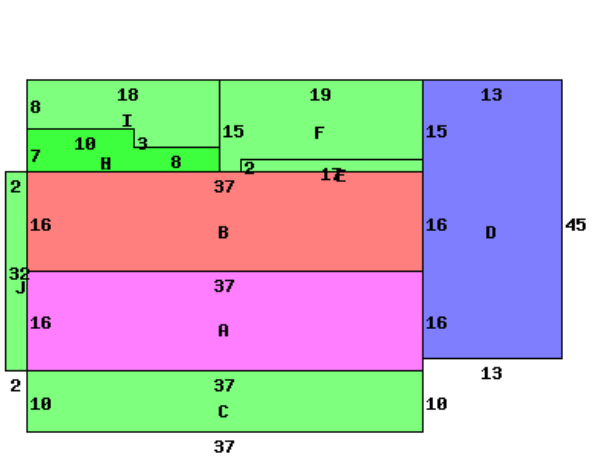
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
|---|---|---|---|---|---|---|---|
| 2 B | F | M | | 592 | | a | *MAIN |
| 2 | F/C | A | | 592 | | b | ADDTN |
| | POR | P | | 370 | 11840 | c | PORCH |
| | F | G | | 585 | 14040 | d | GRAGE |
| F | EFP | P | | 34 | 1360 | e | PORCH |
| | EFP | P | | 251 | 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 | |




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 | 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 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