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				

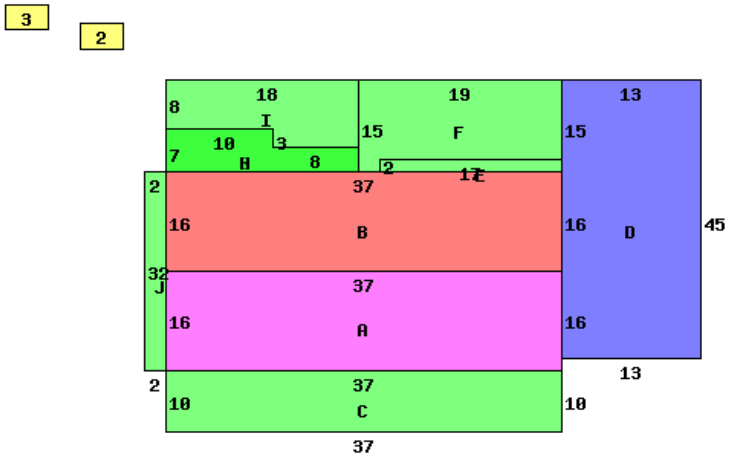
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		592		a	*MAIN
2	F/C	A		592		b	ADDTN
	POR	P		370	11840	c	PORCH
	F	G		585	14040	d	GRAGE
F	EFP	P		34	1360	e	PORCH
	EFP	P		251	10040	f	PORCH
	DK	P		102	1530	g	PORCH
	OFP2	P		102	3060	h	PORCH
	DK	P		168	2520	i	PORCH
	OH	P		64	2430	j	PORCH

#: 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

	p r o j e c t		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	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%	1.5000
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		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