

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330005.0000
WW11

RES
2025

sale

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

2022	ELSASSER JACK D & COR	2012-08-22			
2023	ELSASSER JACK D & COR	2012-08-22			
2024	ELSASSER JACK D & COR	2012-08-22			
2025	ELSASSER JACK D & CORA 417 W PATTISON AVE	2012-08-22	CARYS W OL 27	2.502A	
			1SD		\$4,550
	KENTON OH 43326				

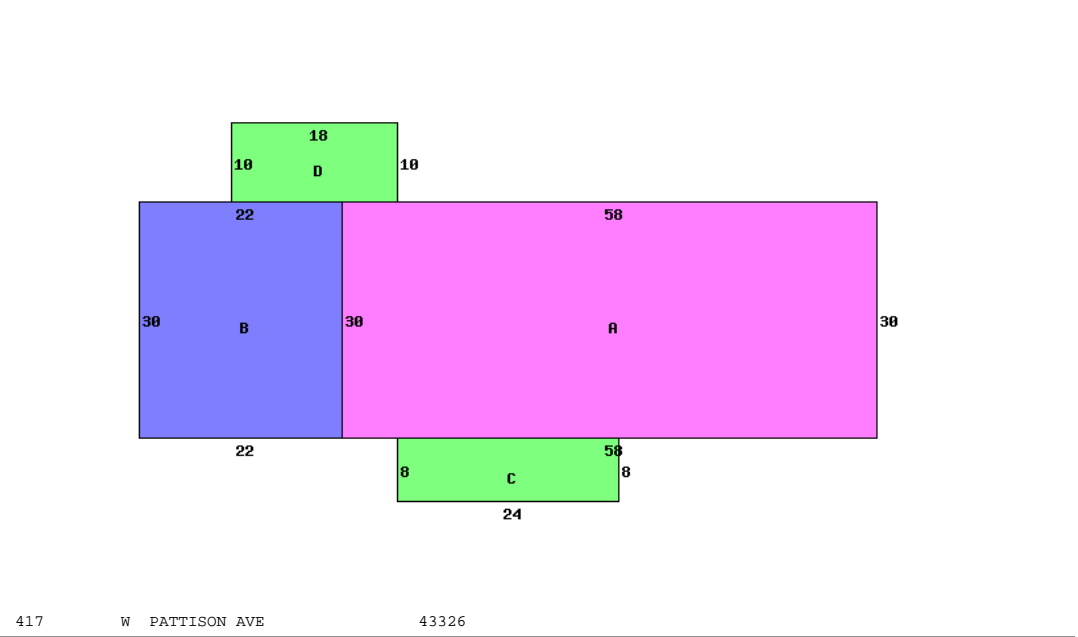
Tax Year	2022	2023	2024	2025	2025	
Prop Cls	511	511	511	511	511	CAMA
Acres	2.5000	2.5000	2.5000	2.5000	2.5000	511
Land100%	17110	22510	22510	22510	22510	22500
Bldg100%	134740	152830	152830	152830	152830	152840
Totl100%	151860t	175340t	175340t	175340t	175340t	175340t
Cauv100%						
Tax Value:						
Land 35%	5990	7880	7880	7880	7880	7870
Bldg 35%	47160	53490	53490	53490	53490	53490
Totl 35%	53150t	61370t	61370t	61370t	61370t	61370t
Hmstd35%	51570	58740	58740	58740	58740	
Owner Oc	50.02	51.98	51.92	51.78	51.78	hmstd 5250 l 53490 b
Hmstd RB						
Net Tax	2432.80	2471.34	2617.50	2600.04	2600.04	
Sp-Asmnt	21.00	29.35	25.35	28.35		

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE			
1	F/C	M		1740		a	*MAIN	
	F	G		660	15840	b	GRAGE	
	OFFP	P		192	5760	c	PORCH	
	PAT	P		180	540	d	PORCH	

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
375	2	2012-08-22	ELSASSER JACK D & CORA M	1SD	4550	7510	0
342	1	2012-08-09	TURNER ROBERTA	1CT *	0	7510	0
167	7	2012-04-26	TURNER ROBERTA ETAL	7CT *	0	7510	0
259	1	2004-06-16	WAGNER CLAIRE P ETAL LE	1CT *	0	7910	0
1166	1	1994-12-20	WAGNER CLAIRE P ETAL LE	1CT *	0	0	9800
628	1	1994-07-14	WAGNER CLAIRE P ETAL LE	1CT *	0	0	9800

Year	Land	Bldg	Total	Net Tax
2021	5990	47160	53150	2441.82
2020	5990	47160	53150	2113.98

Project	ben acres	%	factor
500 HARDIN COUNTY LANDFILL			XA/2025
131 BLANCHARD RIVER MAINT			XA/2025
235 KELLOGG #983 - BLANCHARD			XA/2025
921 BLANCHARD RIVER MAINT			XA/2023
336 DULIN #1099 - BLANCHARD MAIN			XA/2025



Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height 1		Sq-Ft	Value
Floor Level	Main	FRAME	1740 128550
Shingle	Subtotal		128550
	Roof	GABLE	
Plaster/Drywall	B 1 2 U A		
Floor/Carpet	D	Air Conditioning	3010
Floor/Tile-Lino	X	Plumbing	2100
Number of Rooms	T	Garages and Carports	15840
Bedrooms	5	Extra Features	6300
	3	Total Value	155800
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Topo: STEEP	
Central A/C	A		
Plumbing		Neighborhood:	
Standard	1	Code:	3670
Extra 3 Fixture	1	Dwl/Gar/NC%	1.0900

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	FtxFt	Area	Grade	Cond	Dpr	Dpr	Value
		1740	1740	C	2012AV	.10		152840
homesite	effective	depth	actual	effective	extended	true		
small acreage	1.0000	frontage	depth	rate	value	value		value
	1.5000		factor	5000	15000	15000		15000