PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-330005.0000 RES
WW11 2026

sale

2023	ELSASSER JACK D & COR	2012-08-22
2024	ELSASSER JACK D & COR	2012-08-22
2025	ELSASSER JACK D & COR	2012-08-22
2026	ELSASSER JACK D & CORA	2012-08-22 CARYS W OL 27 2.502A
	417 W PATTISON AVE	1SD
		$4,550
	KENTON OH 43326	

Eff Rate: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

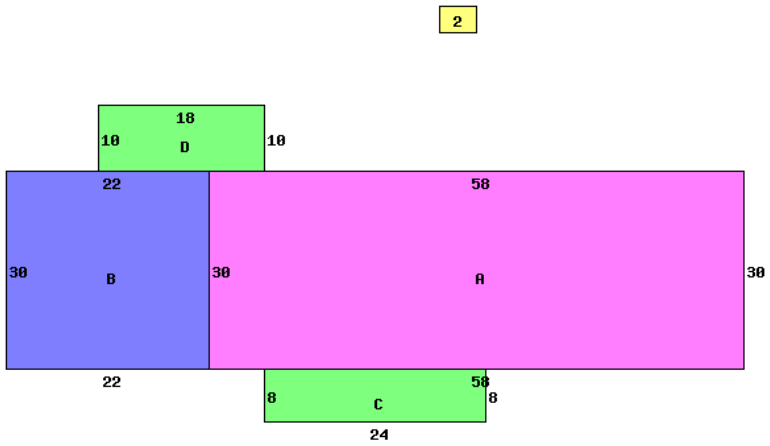
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	2.5000	2.5000	2.5000	2.5000	2.5000			
Land100%	22510	22510	22510	22510		22510	24740	24750
Bldg100%	152830	152830	152830	152830		152830	210340	210330
Totl100%	175340t	175340t	175340t	175340t		175340t	235090t	235080t
Cauv100%								
Tax Value:								
Land 35%	7880	7880	7880	7880		7880	8660	8660
Bldg 35%	53490	53490	53490	53490		53490	73620	73620
Totl 35%	61370t	61370t	61370t	61370t		61370t	82280t	82280t
Hmstd35%	58740	58740	58740	58740		58740	79660	
Owner Oc	51.98	51.92	51.78	51.78	51.78	hmstd 5250 l	53490 b	
Hmstd RB								
Net Tax	2471.34	2617.50	2600.04	2600.04	2600.04			
Sp-Asmnt	29.35	25.35	28.35	28.35				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1740		a	*MAIN
	F	G		660	15840	b	GRAGE
	OFP	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
2022	5990	47160	53150	2432.80
2021	5990	47160	53150	2441.82

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			



417 W PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1740	128550
	Subtotal			128550
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	3010
Floor/Carpet	X	Plumbing	2100
Floor/Tile-Lino	T	Garages and Carports	15840
Number of Rooms	5	Extra Features	6300
Bedrooms	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%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1740		C	2012AV	155800	.10		210330
2	Shed	*PP	10X20	120			2026	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	1.5000				5000	5000	7500	7500

Call Back: Sign: PSN Date: 2015-02-25 Lister:

36-330005.0000-v082020R