

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	2012-08-22	CARYS W OL 27 2.502A
417 W PATTISON AVE	1SD	
KENTON OH 43326	\$4,550	

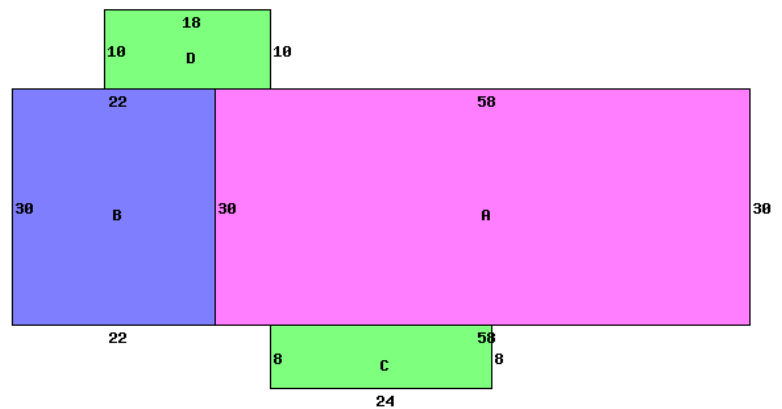
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	2.5000	2.5000	2.5000	2.5000	
Land100%	17110	22510	22510	22510	22500
Bldg100%	134740	152830	152830	152830	152840
Totl100%	151860t	175340t	175340t	175340t	175340t
Cauvl00%					
Tax Value:					
Land 35%	5990	7880	7880	7880	7870
Bldg 35%	47160	53490	53490	53490	53490
Totl 35%	53150t	61370t	61370t	61370t	61370t
Hmstd35%	51570	58740	58740	58740	
Owner Oc	50.02	51.98	51.92	51.78	hmstd 5250 l 53490 b
Hmstd RB					
Net Tax	2432.80	2471.34	2617.50	2600.04	
Sp-Asmnt	21.00	29.35	25.35	28.35	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		1740			
	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



417 W PATTISON AVE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1	Main	Sq-Ft Value
Floor Level	FRAME	1740 128550
Shingle	Subtotal	128550
	Roof	
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	acres/	effective	depth	actual	effective	extended	true	
small acreage	frontage	frontage	depth	rate	rate	value	value	
	1.0000	15000	5000	15000	15000	15000	15000	
	1.5000	5000	5000	5000	5000	7500	7500	