PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-531015.0000 RES
T133 2026

sale

2023	ADAMS JOSHUA E	2015-01-20
2024	ADAMS JOSHUA E	2015-01-20
2025	ADAMS JOSHUA E	2015-01-20
2026	ADAMS JOSHUA E	2015-01-20 HERITAGE ESTATES 15
	624 PATTISON AVE	2WD
		$98,000
	KENTON OH 43326	

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

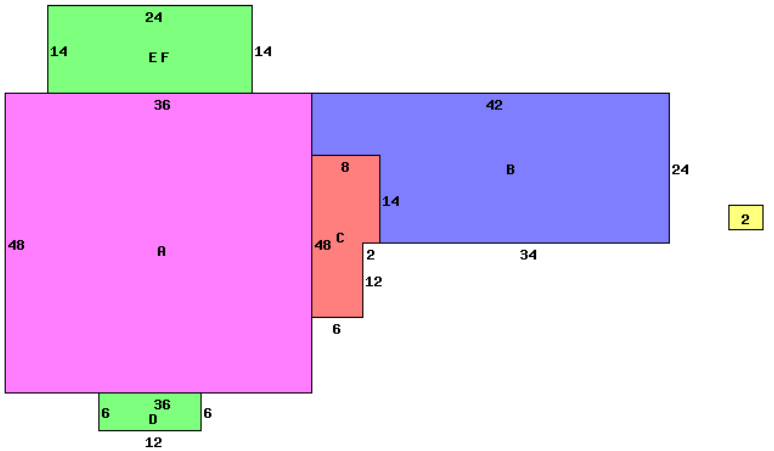
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	25400	25400	25400	25400		25400	29310	29300
Bldg100%	165170	165170	167910	167910		167910	236490	236490
Totl100%	190570t	190570t	193310t	193310t		193310t	265800t	265790t
Cauv100%								
Tax Value:								
Land 35%	8890	8890	8890	8890		8890	10260	10260
Bldg 35%	57810	57810	58770	58770		58770	82770	82770
Totl 35%	66700t	66700t	67660t	67660t		67660t	93030t	93030t
Hmstd35%			66700	66700		66700	92070	
Owner Oc	59.02	58.96	58.80	58.80	58.80	hmstd 8890 l	57810 b	
Hmstd RB								
Net Tax	2683.46	2842.32	2864.82	2864.82	2864.82			
Sp-Asmnt	35.50	31.50	34.50	34.50				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1728		a	*MAIN
	F3	G		896	21500	b	GRAGE
1	F	A		184		c	ADDTN
	OFP	P		72	2160	d	PORCH
	CAN	P		336	2690	e	PORCH
	DK	P		336	5040	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
29	2	2015-01-20	ADAMS JOSHUA E	2WD	*	98000	14400	126260
341	2	2014-08-08	HOME SAVINGS & LOAN CO	2DD	*	8666668	14400	139860
511	1	1996-11-13	PORTER JOHN E	1AF	*	0	15910	105740
545	1	1989-07-06		1WD		124500	0	49310

Year	Land	Bldg	Total	Net Tax
2022	5850	51090	56940	2604.60
2021	5850	51090	56940	2614.32

project			ben	acres	/ %	factor
131	BLANCHARD RIVER MAINT	XA/2025				
235	KELLOGG #983 - BLANCHARD	XA/2025				
500	HARDIN COUNTY LANDFILL	XA/2025				
921	BLANCHARD RIVER MAINT	XA/2023				
306	BLOOM #1043 - BLANCHARD	XA/2025				
349	OSBORN-BLANCHARD RIVER	XA/2025				



624 PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1912	133670
	Basement		1728	31970
	Subtotal			165640
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X			
Unfinished Wall	X				
Floor/Carpet		X			
Number of Rooms	1	6			
Bedrooms		3			
Central Heat					A
ELECTRIC					
Central A/C					A
Plumbing					
Standard	1				
Extra 3 Fixture	2				

Air Conditioning	3270	PUB ELECTRIC	
Plumbing	4200	PUB GAS	
Garages and Carports	21500	PUB PAVED ST/RD	
Extra Features	10430		
Total Value	205040	Neighborhood:	
		Code:	3690
		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 B F		1912		C	1988GD	205040	.24		233750
2	Shed		10X24	240		C	2024AV	2880	.05		2740

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	100.0000	100.00	170	106	276	293	29300	29300

Call Back: Sign: PSN Date: 2015-02-24 Lister: