PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-630024.0000 RES
T19 2026

sale

2023 METZGER THOMAS A & PA	2007-08-16	
2024 METZGER THOMAS A & PA	2007-08-16	
2025 METZGER THOMAS A & PA	2007-08-16	
2026 METZGER THOMAS A & PAME	2007-08-16	FORBING & SON 49-50
550 E PATTISON AVE	1FD	
	$90,000	
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%	23430	23430	23430	23430		23430	27000	26990
Bldg100%	141600	141600	141600	141600		141600	199660	199650
Totl100%	165030t	165030t	165030t	165030t		165030t	226660t	226640t
Cauv100%								
Tax Value:								
Land 35%	8200	8200	8200	8200		8200	9450	9450
Bldg 35%	49560	49560	49560	49560		49560	69880	69880
Totl 35%	57760t	57760t	57760t	57760t		57760t	79330t	79320t
Hmstd35%	57170	57170	57170	57170		57170	78740	
Owner Oc	50.60	50.54	50.40	50.40	50.40	hmstd 8200 l	48970 b	
Hmstd RB								
Net Tax	2324.28	2461.86	2445.44	2445.44	2445.44			
Sp-Asmnt	32.00	24.00	27.00	27.00				

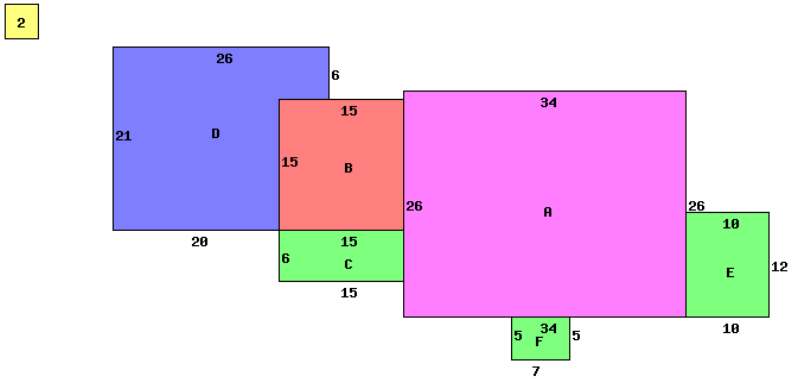
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		884		a	*MAIN
1 B	F	A		225		b	ADDTN
	PAT	P		90	270	c	PORCH
	F2	G		456	10940	d	GRAGE
	EFP	P		120	4800	e	PORCH
	STP	P		35	140	f	PORCH

#: 25 L/W
366300250000

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
429	1	2007-08-16	METZGER THOMAS	1FD		90000	14660	75540
334	1	2001-07-25	VAN HORN PAULA E	1	*	0	13340	65740
333	1	2001-07-25	SCUDDER ALICE MARY VAN H	1AF	*	0	13340	65740

Year	Land	Bldg	Total	Net Tax
2022	5400	43110	48510	2219.72
2021	5400	43110	48510	2227.98

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



550 E PATTISON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1109	102350
	Part Upper	FRAME	884	37170
	Basement		1109	20660
	Subtotal			160180
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Tile-Lino	L				
Number of Rooms		2	4	2	
Bedrooms			1	2	

Fireplaces	2000
Air Conditioning	3570
Plumbing	1400
Garages and Carports	10940
Extra Features	5210
Total Value	183300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1993		C	1953VG	183300	.28		197960
2	Shed	M	16X20	320		D	2007AV	3070	.45		1690

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	105.0000	105.00	130	93	276	257	26990	26990

Fireplace
Openings 1
Stacks 1
Central Heat A
FORCED AIR
Central A/C A
Plumbing
Standard 1
Extra 2 Fixture 1

PUB SIDEWALK

Neighborhood:
Code: 3690
Dwl/Gar/NC% 1.5000

Call Back: Sign: PSN Date: 2015-02-23 Lister: