PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010155.0000 RES
P13 2026

sale

2023	419RENT LLC	2021-07-08
2024	419RENT LLC	2021-07-08
2025	419RENT LLC	2021-07-08
2026	419RENT LLC	2021-07-08 ORIG PT 167
	314 S WAYNE ST	10
		$320,000
	KENTON OH 43326	

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

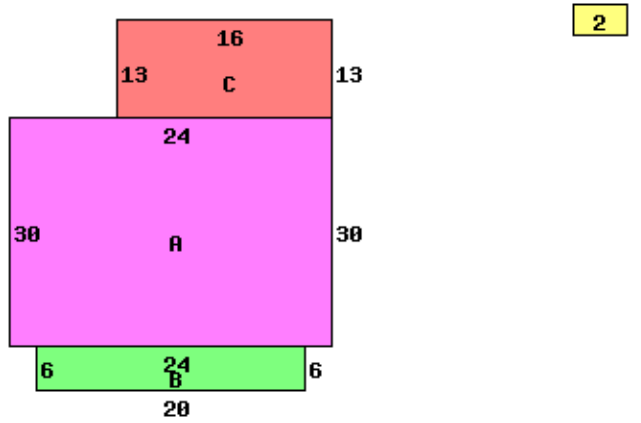
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	4170	4170	4170	4170		4170	4770	4780
Bldg100%	51370	51370	51370	51370		51370	71090	71080
Totl100%	55540t	55540t	55540t	55540t		55540t	75860t	75860t
Cauv100%								
Tax Value:								
Land 35%	1460	1460	1460	1460		1460	1670	1670
Bldg 35%	17980	17980	17980	17980		17980	24880	24880
Totl 35%	19440t	19440t	19440t	19440t		19440t	26550t	26550t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	799.30	845.60	840.02	840.02	840.02			
Sp-Asmnt	209.96	30.00	30.00	30.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		720		a	*MAIN
	OFP	P		120	3600	b	PORCH
1	F/C	A		208		c	ADDTN

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
323	10	2021-07-08	419RENT LLC	10	*	320000	3660	36800
353	7	2015-09-10	CMFH LLC	7WD	*	0	4830	24000
690	1	2007-12-21	HENSON COREY	1WD		7000	3660	29710
449	1	2007-08-23	BANK OF NEW YORK NATIONA	1SH		40667	3660	29710
376	1	2004-06-30	HOWARD WILLIAM & TRACEY	1SD		44500	3340	27060
502	1	2003-08-29	CRONLEY CARMEN LEE	1WD		35000	3340	27060
389	0	1987-05-19			*	3050	0	19110

Year	Land	Bldg	Total	Net Tax
2022	1280	12880	14160	661.46
2021	1280	12880	14160	663.86

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



314 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	928	101640
	Part Upper	FRAME	720	33390
	Basement		180	3790
	Subtotal			138820
Metal	Roof	GABLE		

B 1 2 U A

Panelled Wall	X X	Heating	-890
Unfinished Wall	X	Extra Features	3600
Floor/Carpet	X X	Total Value	141530
Number of Rooms	1 6 2		
Bedrooms	1 2	PUB SIDEWALK	
Central Heat	X	Neighborhood:	
FORCED AIR		Code:	3620
Plumbing		Dwl/Gar/NC%	1.5500
Standard	1		

	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		1648		C-	OLD/AV	127380	.55	.20	71080
2	Shed	*PP	10X10	100			2020AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		52.00	66	67	138	92	4780	4780

Call Back: Sign: PSN Date: 2015-01-14 Lister:

36-010155.0000-v082020R