

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-010169.0000  
P49

RES  
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

2022 COWEN DREW K	2018-05-15
2023 COWEN DREW K	2018-05-15
2024 COWEN DREW K	2018-05-15
2025 COWEN DREW K	2018-05-15
2025 COWEN DREW K	2018-05-15 ORIG PT 168
307 S WAYNE ST	LWD
KENTON OH 43326	\$25,000

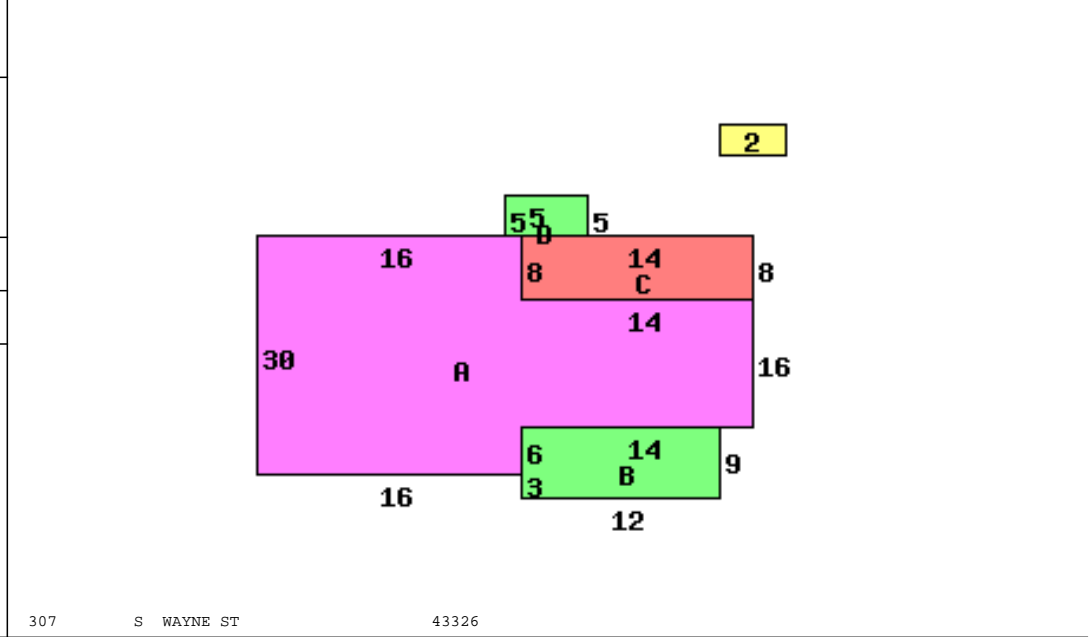
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	3170	3660	3660	3660	3650
Bldg100%	31430	60170	60170	60170	60170
Totl100%	34600t	63830t	63830t	63830t	63820t
Cauvl00%					
Tax Value:					
Land 35%	1110	1280	1280	1280	1280
Bldg 35%	11000	21060	21060	21060	21060
Totl 35%	12110t	22340t	22340t	22340t	22340t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	565.68	918.54	971.72	965.32	
Sp-Asmnt	20.74	20.74	30.90	30.90	

SHB+ 1H	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		704			
	OFF	P		108	3240	b	PORCH
	F/C	A		112		c	ADDIN
	STP	P		25	100	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
213	1	2018-05-15	COWEN DREW K	LWD	25000	3030	25290
353	7	2015-09-10	CMFH LLC	7WD *	0	4230	20060
194	1	2008-05-01	HENSON COREY	LWD *	5000	3170	30600
77	1	2007-02-26	WELLS FARGO BANK NA	LSH *	19000	3170	30600
164	1	2005-03-21	SHELT JEREMY	LWD	75000	2860	28060
777	1	2004-11-29	WEAVER PHILLIP L	LWD	30650	2860	28060
776	1	2004-11-29	U S BANK NATIONAL ASSOC	1DD	20500	2860	28060
246	1	2002-06-07	PIPER DAVID E & MERLE AN	1QC *	0	2890	23200
1027	1	1992-11-05		LWD	25000	0	16710
1010	1	1991-12-06		LWD	8000	0	16710

Year	Land	Bldg	Total	Net Tax
2021	1110	11000	12110	567.76
2020	1110	11000	12110	493.16

Project	ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY			
500 HARDIN COUNTY LANDFILL			



307 S WAYNE ST 43326

Occupancy 1 Single Family				*DWELLING COMPUTATIONS	
Story Height	1H	Sq-Ft	Value		
Floor Level	Main	FRAME	816	96680	
	Part Upper	FRAME	704	32640	
	Subtotal			129320	
Shingle	Roof	GABLE			
Plaster/Drywall	P P		Extra Features	3340	
Floor/Carpet	X X		Total Value	132660	
Number of Rooms	6 2				
Bedrooms	1 2		PUB SIDEWALK		
Central Heat	A		Neighborhood:		
FORCED AIR			Code:	3620	
Plumbing			Dwl/Gar/NC%	1.1200	
Standard	1				

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	LH F/C			Cond	Value			60170
2 Shed	*NV 0	12X12		1985PR	0			0
front lot	acres/ frontage	effective frontage	depth	actual factor	effective rate	extended value	true value	
		41.00	83	74	120	89	3650	3650