PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010169.0000 RES
P49 2026

sale

2023 COWEN DREW K	2018-05-15	
2024 COWEN DREW K	2018-05-15	
2025 COWEN DREW K	2018-05-15	
2026 COWEN DREW K	2018-05-15	ORIG PT 168
307 S WAYNE ST	1WD	
	$25,000	
KENTON OH 43326		

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

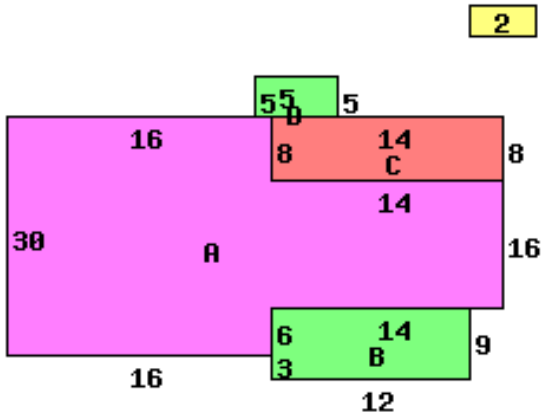
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3660	3660	3660	3660		3660	4170	4180
Bldg100%	60170	60170	60170	60170		60170	83260	83270
Totl100%	63830t	63830t	63830t	63830t		63830t	87430t	87450t
Cauv100%								
Tax Value:								
Land 35%	1280	1280	1280	1280		1280	1460	1460
Bldg 35%	21060	21060	21060	21060		21060	29140	29140
Totl 35%	22340t	22340t	22340t	22340t		22340t	30600t	30610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	918.54	971.72	965.32	965.32	965.32			
Sp-Asmnt	20.74	30.90	30.90	30.90				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		704		a	*MAIN
	OFP	P		108	3240	b	PORCH
1	F/C	A		112		c	ADDTN
	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	1WD		25000	3030	25290
353	7	2015-09-10	CMFH LLC	7WD	*	0	4230	20060
194	1	2008-05-01	HENSON COREY	1WD	*	5000	3170	30600
77	1	2007-02-26	WELLS FARGO BANK NA	1SH	*	19000	3170	30600
164	1	2005-03-21	SHELT JEREMY	1WD		75000	2860	28060
777	1	2004-11-29	WEAVER PHILLIP L	1WD		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		1WD		25000	0	16710
1010	1	1991-12-06		1WD		8000	0	16710

Year	Land	Bldg	Total	Net Tax
2022	1110	11000	12110	565.68
2021	1110	11000	12110	567.76

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



307 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	816	96680
	Part Upper	FRAME	704	32640
	Subtotal			129320
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	P	P			
Floor/Carpet	X	X			
Number of Rooms	6	2			
Bedrooms	1	2			
Central Heat	A				
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	3340
Total Value	132660
PUB SIDEWALK	
Neighborhood:	
Code:	3620
Dwl/Gar/NC%	1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1520		C-	OLD/AV	119390	.55		83270
2	Shed	*NV 0	12X12	0			1985PR	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		41.00	83	74	138	102	4180	4180

Call Back: Sign: PSN Date: 2015-01-13 Lister:

36-010169.0000-v082020R