PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010182.0000 RES
N55 2026

sale

2023 WINGFIELD ROBERT E ET	2014-10-01	
2024 WINGFIELD ROBERT E ET	2014-10-01	
2025 WINGFIELD ROBERT E ET	2014-10-01	
2026 WINGFIELD ROBERT E ETAL	2014-10-01	ORIG NW PT 126
121 S WAYNE ST	2WD	
	$0	
KENTON OH 43326		

2028 MTBB HOLDINGS LLC	2026-08-13	
121 S WAYNE ST	WD	
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%	2770	2770	2770	2770		2770	3170	3170
Bldg100%	72460	72460	72460	72460		72460	100260	100270
Totl100%	75230t	75230t	75230t	75230t		75230t	103430t	103440t
Cauv100%								
Tax Value:								
Land 35%	970	970	970	970		970	1110	1110
Bldg 35%	25360	25360	25360	25360		25360	35090	35090
Totl 35%	26330t	26330t	26330t	26330t		26330t	36200t	36200t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1082.60	1145.28	1137.74	1137.74	1137.74			
Sp-Asmnt	20.95	31.32	31.32	31.32				

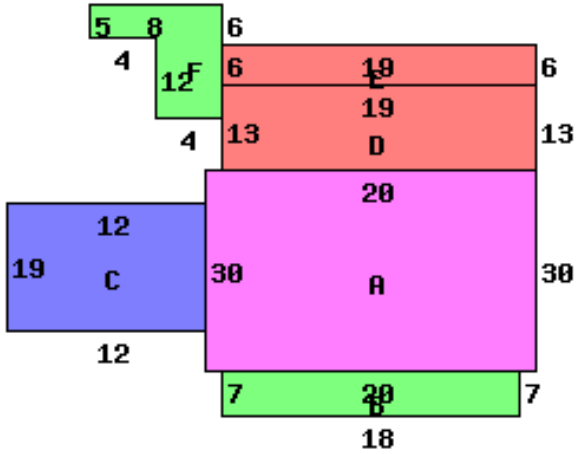
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		600		a	*MAIN
	OFP	P		126	3780	b	PORCH
F	F	G		228	5470	c	GRAGE
1	F/C	A		247		d	ADDTN
1	F/C	A		114		e	ADDTN
	DK	P		88	1320	f	PORCH

L/C MATTHEW MURPHY & AMANDA HACKATHORN 12-29-2015 $47,500
INCLUDES PARCEL 36-010181

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
358	1	2026-08-13	MTBB HOLDINGS LLC	WD	*	0	2770	72460
489	2	2014-10-01	WINGFIELD ROBERT E ETAL	2WD	*	0	3170	42140
66	2	2013-02-15	ALBERT DUSTIN E & RACHEL	2SD		36400	3170	42140
88	2	2009-03-24	CASTO WILLIAM H & PEGGY S	2WD	*	50500	3060	41060
151	2	2007-04-20	WINGFIELD THOMAS A ETAL	2WD	*	0	2890	36540
50	2	2006-01-27	WADDLE THOMAS JR	2WD		58000	2890	36540
282	1	2003-05-28	WINGFIELD THOMAS A	1DD		22100	2630	32630
15	1	2000-01-10	LEDESMA ARLENE	1QC	*	0	2630	26970
143	1	1998-03-17	LEDESMA ARLENE & MICHAEL	1WD		43500	2770	20460
375	1	1990-05-11		1WD		10000	0	18310
320	0	1986-05-09			*	5700	0	21510

Year	Land	Bldg	Total	Net Tax
2022	850	16250	17100	798.80
2021	850	16250	17100	801.70

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



121 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	961	100890
	Full Upper	FRAME	828	58770
	Basement		600	11420
	Subtotal			171080
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	P	Air Conditioning	3170
Panelled Wall	X	X	Garages and Carports	5470
Unfinished Wall	X		Extra Features	5100
Floor/Carpet	X	X	Total Value	184820
Floor/Tile-Lino	L			
Number of Rooms	1 4	4	PUB ALLEY	
Bedrooms		4		
			Neighborhood:	
Central Heat	A		Code:	3620
GRAV AIR			Dwl/Gar/NC%	1.5500
Central A/C	A			
Plumbing				
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	2 B F		1789		C	OLD/FR	184820	.65		100270

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		36.00	61	64	138	88	3170	3170

Call Back: Sign: PSN Date: 2014-12-17 Lister: