PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010191.0000 RES
N56 2026

sale

2023 WINGFIELD THOMAS A ET	2016-10-25	
2024 WINGFIELD THOMAS A ET	2016-10-25	
2025 WINGFIELD THOMAS A ET	2016-10-25	
2026 WINGFIELD THOMAS A ETAL	2016-10-25	ORIG N1/2 LOT 126
123 S WAYNE ST	1WD	
	$51,243	
KENTON OH 43326		

2028 MTBB HOLDINGS LLC	2026-08-13	
123 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%	2660	2660	2660	2660		2660	3060	3060
Bldg100%	49230	49230	49230	49230		49230	68140	68140
Totl100%	51890t	51890t	51890t	51890t		51890t	71200t	71200t
Cauv100%								
Tax Value:								
Land 35%	930	930	930	930		930	1070	1070
Bldg 35%	17230	17230	17230	17230		17230	23850	23850
Totl 35%	18160t	18160t	18160t	18160t		18160t	24920t	24920t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	746.68	789.90	784.70	784.70	784.70			
Sp-Asmnt	22.10	93.63	29.05	29.05				

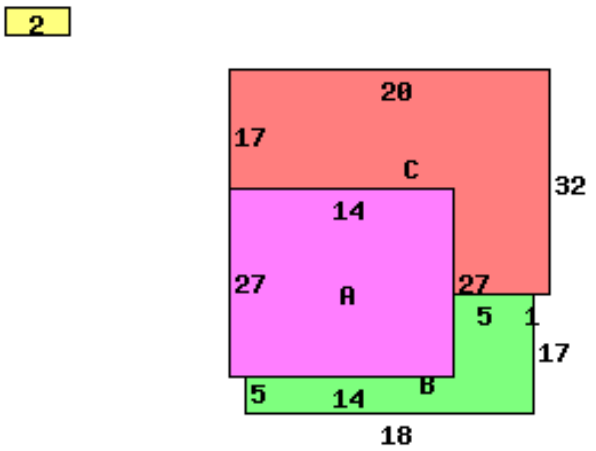
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		378		a	*MAIN
	OFP	P		150	4500	b	PORCH
1	F/C	A		430		c	ADDTN

#: 233 L/W
360102330000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
358	14	2026-08-13	MTBB HOLDINGS LLC	WD *	0	2660	49230
479	1	2016-10-25	WINGFIELD THOMAS A ETAL	1WD	51243	3090	35690
256	1	2009-06-25	CHAMBERLAIN LEANNA	1WD	53100	2970	36260
483	1	2002-09-10	WINGFIELD THOMAS A ETAL	1SD	24000	2540	24090
665	1	1994-07-27	PADGETT JOHN R & FRANCES	1FD	15000	0	18510
460	0	1988-06-23		*	0	0	15510

Year	Land	Bldg	Total	Net Tax
2022	820	18380	19200	896.90
2021	820	18380	19200	900.18

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



123 S WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	808	95730
	Part Upper	FRAME	378	21390
	Basement		189	3980
	Subtotal			121100
Metal	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall	X	P	P		
Panelled Wall		X			
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet	X	X			
Number of Rooms		4	2		
Bedrooms			2		
Central Heat		A			
FORCED AIR					
Plumbing					
Standard	1				

Extra Features	4500
Total Value	125600
PUB ALLEY	
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	1HB F		1186		C	OLD/FR	125600	.65		68140
2	Shed	*PP	8X8	64			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		30.00	82	74	138	102	3060	3060

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