

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-010196.0000
N58

RES
2025

sale

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

2022	BMAR HOLDINGS LLC	2013-02-22
2023	BMAR HOLDINGS LLC	2013-02-22
2024	BAUGHN JEFFERY LEE &	2023-05-15
2025	BAUGHN JEFFERY LEE & CH	2023-05-15 ORIG 126
	129 S WAYNE ST	1SD
	KENTON OH 43326	\$28,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	2570	2940	2940	2940	2940
Bldg100%	28910	37370	37370	37370	37380
Totl100%	31490t	40310t	40310t	40310t	40320t
Cauvl00%					

2027	PRICE KODY L	2026-02-12
	129 S WAYNE ST	1WD
	KENTON OH 43326	

Tax Value:					
Land 35%	900	1030	1030	1030	1030
Bldg 35%	10120	13080	13080	13080	13080
Totl 35%	11020t	14110t	14110t	14110t	14110t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	514.78	580.16	613.74	609.70	
Sp-Asmnt	534.19	192.65	27.92	27.92	

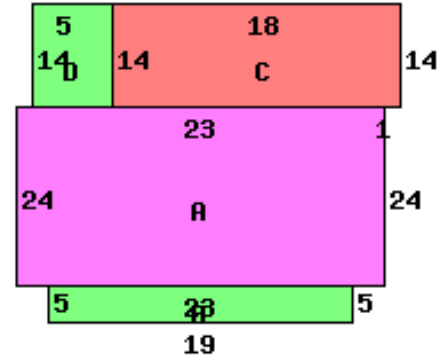
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	B	F	M	552			
		OPF	P	95	2850		b
		F/C	A	252			c
		EPF	P	70	2800		d

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
45	1	2026-02-12	PRICE KODY L	1WD	15000	2940	37370
177	1	2023-05-15	BAUGHN JEFFERY LEE & CHRI	1SD	28000	2570	28910
87	2	2013-02-22	BMAR HOLDINGS LLC	2WD *	17500	3400	28200
669	1	1998-11-16	WYNEGAR CHARLES C SR	1FD	24000	2940	15770

Year	Land	Bldg	Total	Net Tax
2021	900	10120	11020	516.64
2020	900	10120	11020	448.76

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025

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129 S WAYNE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	804 95260
	Basement		144 3180
	Subtotal		98440
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	D	Heating	-485
Unfinished Wall	X	Extra Features	5650
Floor/Carpet	X	Total Value	103605
Floor/Concrete	X		
Floor/Tile-Lino	T	PUB ALLEY	
Number of Rooms	1 4		
Bedrooms	1	Neighborhood:	
		Code:	3620
Floor/Wall	X	Dwl/Gar/NC%	1.1200
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 BAF			C-	OLD/FR	.65		36550
2 Garage		12X16	192	D	OLD/VP	.80		830
	acres/	effective	depth	actual	effective	extended	true	
front lot	frontage	frontage	depth	factor	rate	value	value	
		33.00	83	74	120	89	2940	2940