PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-190004.0000 RES
D17 2026

sale

2023 WYNEGAR WENDY		2012-02-21
2024 WYNEGAR WENDY		2012-02-21
2025 WYNEGAR WENDY		2012-02-21
2026 WYNEGAR WENDY		2012-02-21 EWINGS 4
21 EWING ST		1WD
		$9,000
KENTON OH 43326		

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

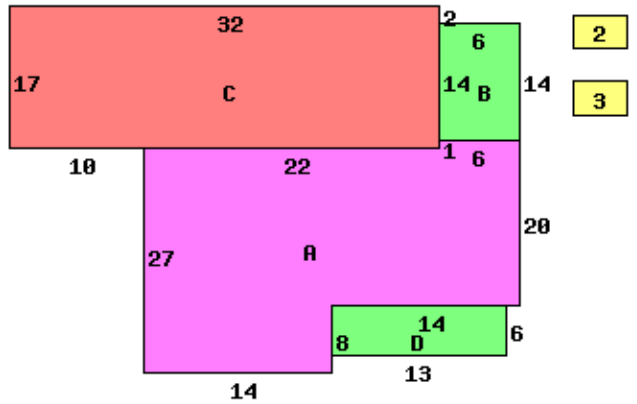
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5660	5660	5660	5660		5660	6510	6500
Bldg100%	55140	55140	55140	55140		55140	75860	75870
Totl100%	60800t	60800t	60800t	60800t		60800t	82370t	82370t
Cauv100%								
Tax Value:								
Land 35%	1980	1980	1980	1980		1980	2280	2280
Bldg 35%	19300	19300	19300	19300		19300	26550	26550
Totl 35%	21280t	21280t	21280t	21280t		21280t	28830t	28830t
Hmstd35%								
Owner Oc	18.84	18.82	18.76	18.76	18.76			
Hmstd RB	368.96	417.58	429.66	429.66	429.66			
Net Tax	487.18	489.22	471.10	471.10	471.10			
Sp-Asmnt	20.89	30.18	30.18	30.18				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	B/C	M		650		a	*MAIN
	EFP	P		84	3360	b	PORCH
1 B	B	A		544		c	ADDTN
	EFP	P		78	3120	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
63	1	2012-02-21	WYNEGAR WENDY	1WD	9000	4510	36860
509	7	1996-11-13	PORTER JOHN E JR	7CT *	0	5660	23970

Year	Land	Bldg	Total	Net Tax
2022	1380	13820	15200	295.08
2021	1380	13820	15200	296.18

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



21 EWING ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	BRICK	1194	116370
	Basement		298	5850
	Subtotal			122220
Slate	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Extra Features	6480
Unfinished Wall	X	Total Value	128700
Floor/Pine	X		
Floor/Carpet	X	PUB SIDEWALK	
Floor/Tile-Lino	X	PUB ALLEY	
Number of Rooms	1 5		
Bedrooms	2	Neighborhood:	
		Code:	3670
Central Heat	A	Dwl/Gar/NC%	1.5000
FORCED AIR			
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	1 B B		1194		C	OLD/FR	128700	.65		67570
2	Garage		24X24	576		C	OLD/VP	13820	.80		4150
3	Garage	CB 0	24X16	384		C	OLD/FR	9220	.70		4150

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	132	94	138	130	6500	6500

Call Back: Sign: PSN Date: 2015-01-28 Lister:

36-190004.0000-v082020R