PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-250011.0000 RES
A92 2026

sale

2023	WINEGARDNER JASON & A	2022-12-28
2024	WINEGARDNER JASON & A	2022-12-28
2025	WINEGARDNER JASON & A	2022-12-28
2026	WINEGARDNER JASON & AMY	2022-12-28 I G WMS 58
	225 N GLENDALE ST	1SD
		$127,000
	KENTON OH 43326	

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

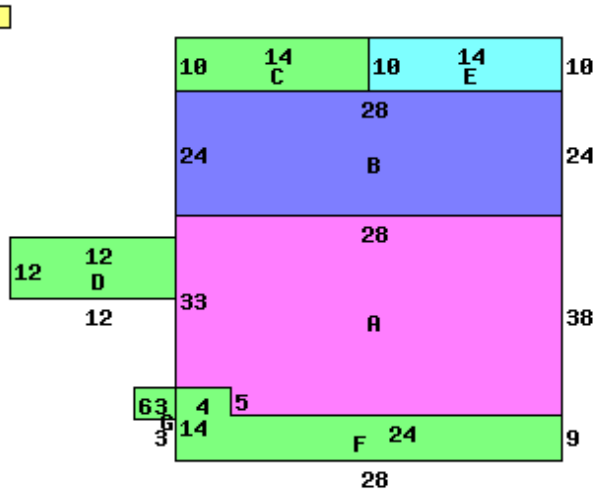
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6230	6230	6230	6230		6230	7140	7150
Bldg100%	94690	94690	94690	94690		94690	130310	130310
Totl100%	100910t	100910t	100910t	100910t		100910t	137460t	137460t
Cauv100%								
Tax Value:								
Land 35%	2180	2180	2180	2180		2180	2500	2500
Bldg 35%	33140	33140	33140	33140		33140	45610	45610
Totl 35%	35320t	35320t	35320t	35320t		35320t	48110t	48110t
Hmstd35%				35320		35320	35320	
Owner Oc	31.26	31.22	31.14	31.14	31.14	hmstd 2180 l	33140 b	
Hmstd RB								
Net Tax	1420.98	1505.10	1495.06	1495.06	1495.06			
Sp-Asmnt	21.62	34.26	34.26	34.26				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1044		a	*MAIN
	F2	G		672	16130	b	GRAGE
	PAT	P		140	420	c	PORCH
	OFP	P		144	4320	d	PORCH
04	F	O		140	1680	e	OTHER
	OFP	P		272	8160	f	PORCH
	DK	P		18	270	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
671	1	2022-12-28	WINEGARDNER JASON & AMY	1SD		127000	4340	76690
617	1	2006-10-04	LOWE BRYAN & REBECCA	1WD		67000	4310	73490
187	1	2006-03-30	REO MANAGEMENT 2004 INC	1SH		64600	4310	73490
304	1	2003-06-05	MULLINS DENNIS A & KRIST	1WD		73500	3910	68310
78	1	2001-02-26	FOUT CAROL J	1QC	*	0	3910	56430

Year	Land	Bldg	Total	Net Tax
2022	1520	26840	28360	1324.80
2021	1520	26840	28360	1329.62

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



225 N GLENDALE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1044	105080
	Subtotal			105080
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Air Conditioning	1830
Floor/Carpet	X	Garages and Carports	16130
Number of Rooms	5	Extra Features	14850
Bedrooms	3	Total Value	137890
Central Heat	A	PUB SIDEWALK	
ELECTRIC			
Central A/C	A	Neighborhood:	
Plumbing		Code:	3670
Standard	1	Dwl/Gar/NC%	1.5000

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 F/C		1044		C-	1974GD	124100	.30		130310
2	Shed	*PP 0	8X12	96			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	55.0000	55.00	132	94	138	130	7150	7150

Call Back: Sign: LRS Date: 2015-01-27 Lister: