PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270037.0000 RES
Z28 2026

sale

2023	BRIM CHRISTOPHER E	2019-12-03
2024	BRIM CHRISTOPHER E	2019-12-03
2025	BRIM CHRISTOPHER E	2019-12-03
2026	BRIM CHRISTOPHER E	2019-12-03 ROSS 5
	343 N WAYNE ST	1WD
		$135,000
	KENTON OH 43326	

2028	ROCKET MORTGAGE LLC	2026-06-11
	343 N WAYNE ST	1SH
	KENTON OH 43326	

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

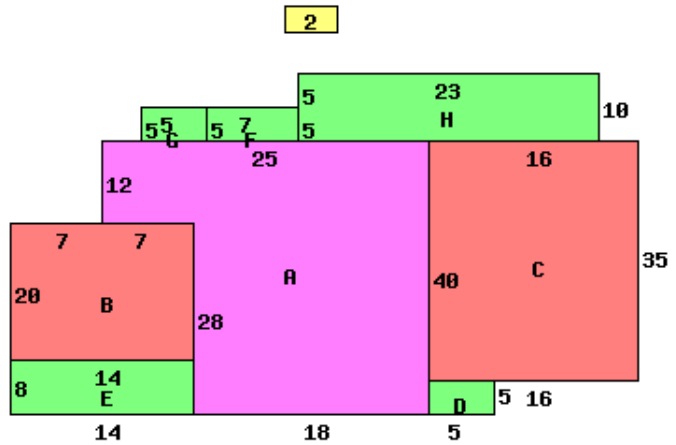
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7910	7910	7910	7910		7910	9060	9060
Bldg100%	138710	138710	138710	138710		138710	191540	191530
Totl100%	146630t	146630t	146630t	146630t		146630t	200600t	200590t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3170	3170
Bldg 35%	48550	48550	48550	48550		48550	67040	67040
Totl 35%	51320t	51320t	51320t	51320t		51320t	70210t	70210t
Hmstd35%								
Owner Oc	45.42	45.36	45.24	45.24	45.24			
Hmstd RB								
Net Tax	2064.68	2186.92	2172.32	2172.32	2172.32			
Sp-Asmnt	22.06	36.26	719.58	719.58				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		804		a	*MAIN
1	F/C	A		280		b	ADDTN
1 A	F/C	A		560		c	ADDTN
	OFP	P		25	750	d	PORCH
	STP	P		112	450	e	PORCH
	EFP	P		35	1400	f	PORCH
	OFP	P		25	750	g	PORCH
	DK	P		230	3450	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
196	1	2026-06-11	ROCKET MORTGAGE LLC	1SH		93333	7910	138710
539	1	2019-12-03	BRIM CHRISTOPHER E	1WD		135000	5630	96770
449	1	2012-11-09	HUNSICKER CATHERINE H	1QC	*	0	7970	84600
492	1	2007-09-14	HUNSICKER STEVEN D & CAT	1SD		77000	7710	84400
285	1	2003-05-29	MILLER THOMAS W & ROBIN	1WD		80000	7030	74060
584	1	1992-06-24		1WD		61000	0	47430
610	1	1991-08-05		1UN	*	0	0	47430

Year	Land	Bldg	Total	Net Tax
2022	2070	41670	43740	2000.80
2021	2070	41670	43740	2008.26

project		ben acres	/ %	factor
902	MAIN DISTRICT CONSERVANCY	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
539	DELQ WATER - KENTON CORP	XA/2025		
540	DELQ SEWER - KENTON CORP	XA/2025		
642	TRASH-KENTON CITY	XA/2025		



343 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1644	126130
	Part Upper	FRAME	804	35220
	Qtr Story	FRAME	560	2340
	Basement		402	7730
	Subtotal			171420
Metal	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		P	P		X	252 sq ft	Basement Finish	2930
Unfinished Wall	X					560 sq ft	Attic Finish	9440
Floor/Hardwood		X	X		X		Fireplaces	2000
Floor/Carpet		X	X				Plumbing	1400
Number of Rooms	1	4	3		1		Extra Features	6800
Bedrooms			3				Total Value	193990

Fireplace		PUB SIDEWALK	
Openings	1		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	3630
FORCED AIR		Dwl/Gar/NC%	1.4500
Plumbing			
Standard	1		
Extra 2 Fixture	1		

	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		3260		C+	OLD/GD	213390	.40		185650
2	Garage		21X23	483		C	OLD/AV	11590	.65		5880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	59.7500	60.00	132	94	161	151	9060	9060

Call Back: Sign: PSN Date: 2015-04-29 Lister:

36-270037.0000-v082020R