PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-270039.0000 RES
Z30 2026

sale

2023 CURTIS BETTY J	2021-12-28	
2024 CURTIS BETTY J	2021-12-28	
2025 TAYLORED HOMES LLC	2024-10-23	
2026 TAYLORED HOMES LLC	2024-10-23	ROSS 7
353 N WAYNE ST	1WD	
	$65,900	
KENTON OH 43326		

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

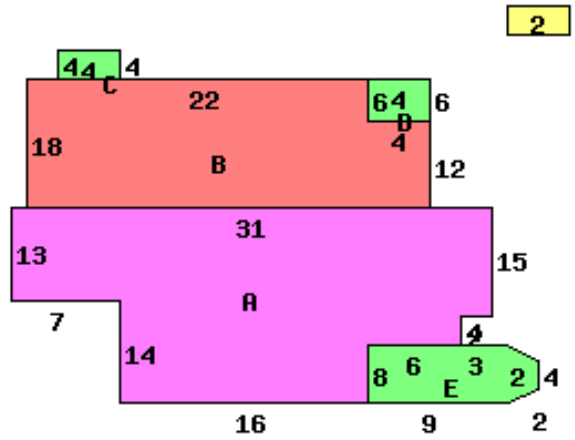
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7660	7660	7660	7660		7660	8770	8760
Bldg100%	68260	68260	68260	68260		68260	94260	94260
Totl100%	75910t	75910t	75910t	75910t		75910t	103030t	103020t
Cauv100%								
Tax Value:								
Land 35%	2680	2680	2680	2680		2680	3070	3070
Bldg 35%	23890	23890	23890	23890		23890	32990	32990
Totl 35%	26570t	26570t	26570t	26570t		26570t	36060t	36060t
Hmstd35%								
Owner Oc	23.52	23.48						
Hmstd RB	368.96	417.58						
Net Tax	699.98	714.66	1148.10	1148.10	1148.10			
Sp-Asmnt	21.15	30.35	244.89	244.89				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1HB	F	M		667		a	*MAIN
1 B	F	A		444		b	ADDTN
	STP	P		16	60	c	PORCH
	OFP	P		24	720	d	PORCH
	OFP	P		84	2520	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
463	1	2024-10-23	TAYLORED HOMES LLC	1WD	65900	7660	68260
581	1	2021-12-28	CURTIS BETTY J	1CT *	0	5710	62800

Year	Land	Bldg	Total	Net Tax
2022	2000	21980	23980	696.70
2021	2000	21980	23980	699.30

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



353 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1111	102530
	Part Upper	FRAME	667	31920
	Basement		966	18020
	Subtotal			152470
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Fireplaces	2000
Unfinished Wall	X		Plumbing	2100
Floor/Pine		X X	Extra Features	3300
Number of Rooms	1	6 2	Total Value	159870
Bedrooms		2		
			PUB SIDEWALK	
Fireplace				
Openings	1		Neighborhood:	
Stacks	1		Code:	3630
Central Heat		A	Dwl/Gar/NC%	1.4500
FORCED AIR				
Plumbing				
Standard	1			
Extra 3 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		1778		C+	OLD/FR	175860	.65		89250
2	Garage		20X24	480		C	OLD/FR	11520	.70		5010

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		58.00	132	94	161	151	8760	8760

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

36-270039.0000-v082020R