PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300012.0000 RES
F134 2026

sale

2023	WYNEGAR CHARLES C JR	2021-12-29
2024	WYNEGAR CHARLES C JR	2021-12-29
2025	WYNEGAR CHARLES C JR	2021-12-29
2026	WYNEGAR CHARLES C JR &	2021-12-29 CARYS W 10
	537 N OAK ST	1FD
		$32,000
	KENTON OH 43326	

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

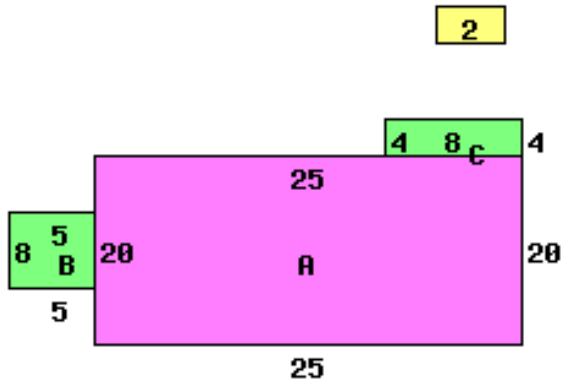
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	26090	26090	26090	26090		26090	35910	35910
Totl100%	33540t	33540t	33540t	33540t		33540t	44490t	44490t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	9130	9130	9130	9130		9130	12570	12570
Totl 35%	11740t	11740t	11740t	11740t		11740t	15570t	15570t
Hmstd35%								
Owner Oc	10.38	10.38	10.34	10.34	10.34			
Hmstd RB								
Net Tax	472.32	500.26	496.96	496.96	496.96			
Sp-Asmnt	20.37	27.03	27.03	27.03				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		500		a	*MAIN
	OFP	P		40	1200	b	PORCH
	DK	P		32	480	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
696	1	2021-12-29	WYNEGAR CHARLES C JR & DA	1FD	32000	5200	14940
175	1	2000-03-29	OSBUN STEVEN D	1WD	27500	4710	13660
459	1	1999-08-10	MANNS EARNES	1WD	18000	4940	11000
644	1	1998-11-05	BAKER JESS F	1FD	15000	4940	11000
326	0	1988-05-09		*	0	0	13710

Year	Land	Bldg	Total	Net Tax
2022	1820	5230	7050	322.48
2021	1820	5230	7050	0.00

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



537 N OAK ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	500	72450
	Subtotal			72450
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Heating	-630
Floor/Carpet	X	Extra Features	1680
Floor/Tile-Lino	L	Total Value	73500
Number of Rooms	4		
Bedrooms	1	PUB PAVED ST/RD	
Plumbing		Neighborhood:	
Standard	1	Code:	3670
		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		500		D	OLD/FR	58800	.65		30870
2	Garage		20X20	400		C	1979AV	9600	.65		5040

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	132	94	138	130	8580	8580

Call Back: Sign: PSN Date: 2015-12-04 Lister:

36-300012.0000-v082020R