

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300013.0000
F133

RES
2025

sale

Eff Rate:- 50.59 — 44.66 — 47.03 — 46.74 — a/r

| | |
|---------------------------|-----------------------|
| 2022 WYNEGAR CHARLES C JR | 2005-05-06 |
| 2023 WYNEGAR CHARLES C JR | 2005-05-06 |
| 2024 WYNEGAR CHARLES C JR | 2005-05-06 |
| 2025 WYNEGAR CHARLES C JR | 2005-05-06 CARYS W 11 |
| 509 N OAK ST | LWD |
| KENTON OH 43326 | \$42,000 |

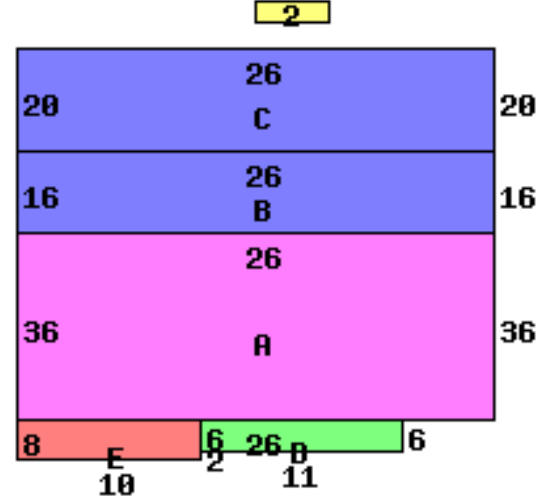
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 5200 | 7460 | 7460 | 7460 | 7460 |
| Bldg100% | 60310 | 73110 | 73110 | 73110 | 73100 |
| Totl100% | 65510t | 80570t | 80570t | 80570t | 80560t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1820 | 2610 | 2610 | 2610 | 2610 |
| Bldg 35% | 21110 | 25590 | 25590 | 25590 | 25590 |
| Totl 35% | 22930t | 28200t | 28200t | 28200t | 28200t |
| Hmstd35% | | | | | |
| Owner Oc | 22.24 | 24.96 | 24.92 | 24.86 | |
| Hmstd RB | | | | | |
| Net Tax | 1048.88 | 1134.52 | 1201.70 | 1193.68 | |
| Sp-Asmnt | 21.17 | 21.17 | 31.28 | 31.28 | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 | F/C | M | | 936 | | a | *MAIN |
| | F | G | | 416 | 9980 | b | GRAGE |
| | F | G | | 520 | 12480 | c | GRAGE |
| 1 | OFF | P | | 66 | 1980 | d | PORCH |
| | F | A | | 80 | | e | ADDTN |

| | | | | | | | |
|-------|----|------------|-------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 284 | 1 | 2005-05-06 | WYNEGAR CHARLES C JR | LWD | 42000 | 4690 | 41570 |
| 801 | 1 | 2004-12-08 | WYNEGAR CHARLES C SR | LFD | 36250 | 4690 | 41570 |
| 137 | 1 | 2001-03-29 | WINEGARDNER MARY MAXINE | 1CT * | 0 | 4710 | 34340 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 1820 | 21110 | 22930 | 1052.80 |
| 2020 | 1820 | 21110 | 22930 | 911.36 |

| | | | |
|-------------------------------|-----------|-----|---------|
| Project | ben acres | / % | factor |
| 902 MAIN DISTRICT CONSERVANCY | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | XA/2025 |



509 N OAK ST 43326

| | | |
|---------------------------|------------------------|----------------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1 | Sq-Ft | Value |
| Floor Level | 1016 | 102260 |
| Metal | Subtotal | 102260 |
| | Main | FRAME |
| | Roof | GABLE |
| Plaster/Drywall | P | Air Conditioning 1780 |
| Panelled Wall | X | Garages and Carports 22460 |
| Floor/Hardwood | X | Extra Features 1980 |
| Floor/Carpet | X | Total Value 128480 |
| Floor/Tile-Lino | L | |
| Number of Rooms | 5 | PUB PAVED ST/RD |
| Bedrooms | 2 | |
| Central Heat | A | Neighborhood: |
| FORCED AIR | | Code: 3670 |
| Central A/C | A | Dwl/Gar/NC% 1.0900 |
| Plumbing | | |
| Standard | 1 | |

| | | | | | | | | |
|------------|----------|-----------|-------|-----------|-----------|----------|-------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1 F/C | | | Grade | Value | Dpr | Dpr | Value |
| 2 Shed | *NV | 10X14 | 140 | COND | 115630 | .42 | | 73100 |
| | acres/ | effective | depth | actual | effective | extended | true | |
| front lot | frontage | frontage | depth | rate | rate | value | value | |
| | 66.0000 | 66.00 | 132 | 94 | 113 | 7460 | 7460 | |

Call Back:

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

36-300013.0000-v082020R