PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300013.0000 RES
F133 2026

sale

2023	WYNEGAR CHARLES C JR	2005-05-06
2024	WYNEGAR CHARLES C JR	2005-05-06
2025	WYNEGAR CHARLES C JR	2005-05-06
2026	WYNEGAR CHARLES C JR	2005-05-06 CARYS W 11
	509 N OAK ST	1WD
		$42,000
	KENTON OH 43326	

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

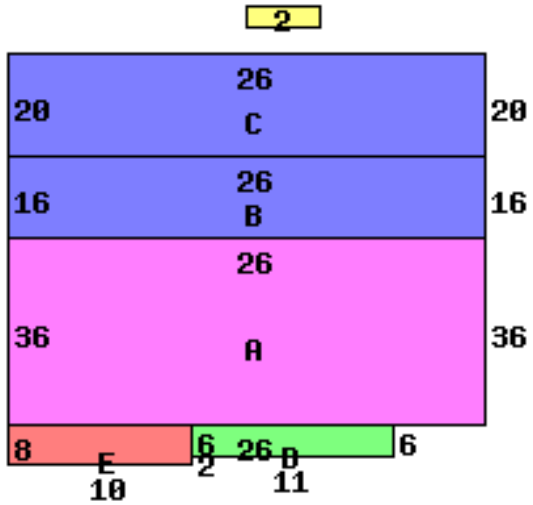
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7460	7460	7460	7460		7460	8570	8580
Bldg100%	73110	73110	73110	73110		73110	100600	100600
Totl100%	80570t	80570t	80570t	80570t		80570t	109170t	109180t
Cauv100%								
Tax Value:								
Land 35%	2610	2610	2610	2610		2610	3000	3000
Bldg 35%	25590	25590	25590	25590		25590	35210	35210
Totl 35%	28200t	28200t	28200t	28200t		28200t	38210t	38210t
Hmstd35%								
Owner Oc	24.96	24.92	24.86	24.86	24.86			
Hmstd RB								
Net Tax	1134.52	1201.70	1193.68	1193.68	1193.68			
Sp-Asmnt	21.17	31.28	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
	OFP	P		66	1980	d	PORCH
1	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	1WD		42000	4690	41570
801	1	2004-12-08	WYNEGAR CHARLES C SR	1FD		36250	4690	41570
137	1	2001-03-29	WINEGARDNER MARY MAXINE	1CT	*	0	4710	34340

Year	Land	Bldg	Total	Net Tax
2022	1820	21110	22930	1048.88
2021	1820	21110	22930	1052.80

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

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1016	102260
	Subtotal			102260
Metal	Roof	GABLE		

B 1 2 U A

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		
		Neighborhood:	
Central Heat	A	Code:	3670
FORCED AIR		Dwl/Gar/NC%	1.5000
Central A/C	A		
Plumbing			
Standard	1		

	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		1016		C-	1953AV	115630	.42		100600
2	Shed	*NV	10X14	140			OLD/	0			0

	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: 36-300013.0000-v082020R