

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300049.0000
F57

RES
2025

sale

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

2022 GAYHEART NICKOLAS WAD	2021-12-06
2023 GAYHEART NICKOLAS WAD	2021-12-06
2024 GAYHEART NICKOLAS WAD	2021-12-06
2025 GAYHEART NICKOLAS WADE	2021-12-06 CARYS W 45
518 CENTER ST	1QC
KENTON OH 43326	\$0

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	5260	7510	7510	7510	7520
Bldg100%	64430	69430	69430	69430	69420
Totl100%	69690t	76940t	76940t	76940t	76940t
Cauv100%					

2026 VIRES MEGAN N	2025-10-03
518 CENTER ST	1WD
KENTON OH 43326	

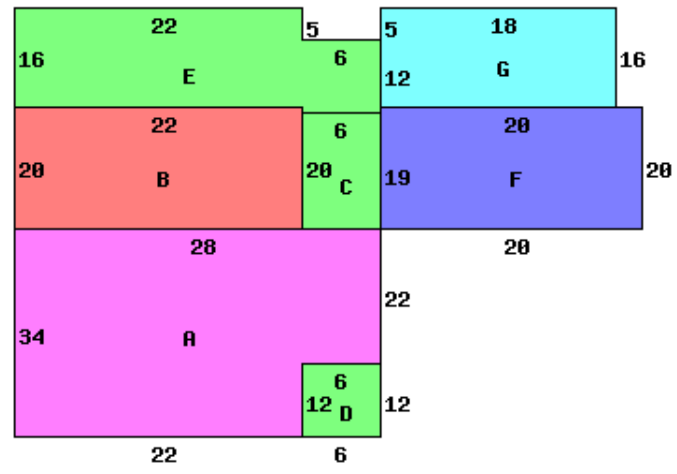
Tax Value:					
Land 35%	1840	2630	2630	2630	2630
Bldg 35%	22550	24300	24300	24300	24300
Totl 35%	24390t	26930t	26930t	26930t	26930t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1139.34	1107.28	1171.38	1163.66	
Sp-Asmnt	21.26	21.26	30.95	242.37	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F	M		880			
1	F/C	A		440			ADDTN
1	FFP	P		114	4560		PORCH
	OPF	P		72	2160		PORCH
	DK	P		424	6360		PORCH
	F	G		400	9600		GRAGE
11	F	O		288	2300		OTHER

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
439	1	2025-10-03	VIRES MEGAN N	1WD	120000	7510	69430
540	1	2021-12-06	GAYHEART NICKOLAS WADE	1QC *	0	5260	64430
358	1	2020-09-09	GAYHEART JOYCE A & NICKOL	1QC *	0	5030	52660
402	1	2020-09-09	GAYHEART JOYCE A	1WD	86700	5030	52660
699	1	2005-10-18	WELLS BRYAN L & AMANDA K	1SD	68400	4740	39740
178	1	2005-03-28	PEES & SNIDER INVESTMENT	1WD	28500	4740	39740
767	1	2004-11-22	U S BANK NA TRUSTEE	1DD	27334	4740	39740
628	1	1998-10-28	BURROUGHS BRUCE W & BONI	1WD	47000	5030	31830
411	1	1998-07-21	M J MYERS GP LLC	1WD	39000	5030	31830
799	1	1993-09-02	BINAU JOHN & TRACY	1WD	34000	0	33600
539	1	1989-07-05		1UN *	0	0	15800
636	0	1986-08-11		*	16000	0	14510

Year	Land	Bldg	Total	Net Tax
2021	1840	22550	24390	1143.48
2020	1840	22550	24390	993.22

p r o j e c t		ben acres	/	%	factor
902	MAIN DISTRICT CONSERVANCY				XA/2025
500	HARDIN COUNTY LANDFILL				XA/2025
642	TRASH-KENTON CITY				XA/2025
539	DELO WATER - KENTON CORP				XA/2025
540	DELO SEWER - KENTON CORP				XA/2025



518 CENTER ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1320 105800
	Basement		440 8460
	Subtotal		114260
Metal	Roof	HIP	
B 1 2 U A			
Plaster/Drywall	X	Air Conditioning	2280
Unfinished Wall	X	Garages and Carports	9600
Floor/Pine	X	Extra Features	15380
Number of Rooms	1 6	Total Value	141520
Bedrooms	3		
Central Heat	A	PUB PAVED ST/RD	
FORCED AIR		Neighborhood:	
Central A/C	A	Code:	3670
Plumbing		Dwl/Gar/NC%	1.0900
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 B F		1320		C	1930AV	141520	.55		69420
front lot	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
	66.0000	66.00	136	95	120	114	7520	7520		

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Standard	1		