

PLEASANT TWP
KENTON CORP

00350

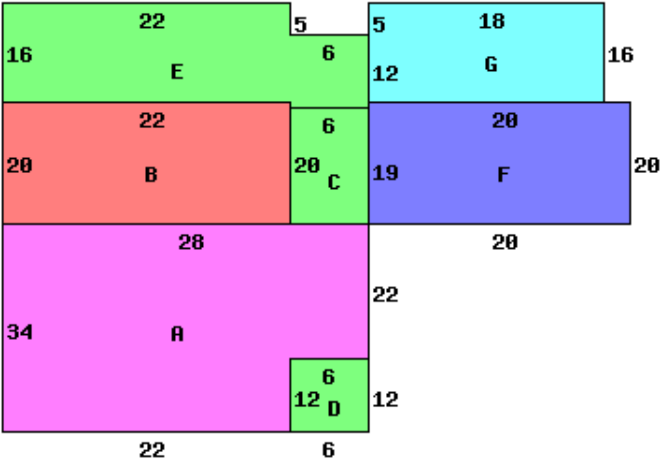
Hardin County, Ohio
Michael T. Bacon, Auditor

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	Tax Year	2022	2023	2024
2023 GAYHEART NICKOLAS WAD	2021-12-06	Prop Cls	510	510	510
2024 GAYHEART NICKOLAS WAD	2021-12-06	Acres			
2025 GAYHEART NICKOLAS WADE	2021-12-06 CARYS W 45	Land100%	5260	7510	7510
518 CENTER ST	1QC	Bldg100%	64430	69430	69430
	\$0	Totl100%	69690t	76940t	76940t
KENTON OH 43326		Cauv100%			
		Tax Value:			
		Land 35%	1840	2630	2630
		Bldg 35%	22550	24300	24300
		Totl 35%	24390t	26930t	26930t
		Hmstd35%			
		Owner 0c			
		Hmstd RB			
		Net Tax	1139.34	1107.28	1171.38
					1163.66
		Sp-Asmnt	21.26	21.26	30.95
					242.37

SHB+ 1 B 1	CONS F F/C EFP OPF DK F F	TYPE M A P P G O	FACT	SQ-FT 880 440 114 72 424 400 288	VALUE 880 440 114 2160 6360 9600 2300	a b c d e f g	*MAIN ADDTN PORCH PORCH PORCH GRAGE OTHER
11							
Sale#	#d	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			



Occupancy 1 Single Family				*DWELLING COMPUTATIONS												
Story Height	1			Sq-Ft	Value	Bldg Type	SHB+Cons	DixFt	Area	Unit Rate	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
Floor Level		Main	FRAME	1320	105800	1 DWELLING	1 B F		1320		C	1930AV	141520	.55		69420
		Basement		440	8460											
		Subtotal			114260		acres/	effective	depth	depth	actual	effective	effective	extended		true
		Roof	HIP			front lot	frontage	frontage	factor	factor	rate	rate	rate	value		value
Metal							66.0000	66.00	136	95	120	114	114	7520		7520
Plaster/Drywall	X				2280											
Unfinished Wall	X				9600											
Floor/Pine	X				15380											
Number of Rooms	16				141520											
Bedrooms	3															
Central Heat	A					PUB PAVED ST/RD										
FORCED AIR																
Central A/C	A				3670	Neighborhood:										
Plumbing						Code:										
Standard	1				1.0900	Dwl/Gar/NC%										
						Call Back: Sign: PSN Date: 2015-12-03 Lister: 36-300049-0000-v082020P										

Call Back:

Sign: PSN Date: 2015-12-03 Lister:

36-300049.0000-v082020R