PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-300049.0000 RES
F57 2026

sale

2023 GAYHEART NICKOLAS	WAD	2021-12-06
2024 GAYHEART NICKOLAS	WAD	2021-12-06
2025 GAYHEART NICKOLAS	WAD	2021-12-06
2026 GAYHEART NICKOLAS WADE		2021-12-06 CARYS W 45
518 CENTER ST		1QC
		$0
KENTON OH 43326		

2027 VIRES MEGAN N		2025-10-03
518 CENTER ST		1WD
KENTON OH 43326		

Eff Rate: 44.66 47.03 46.74 46.74 a/r

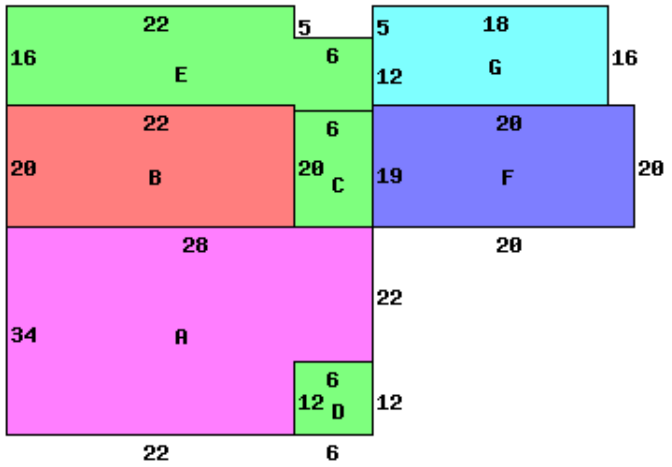
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7510	7510	7510	7510		7510	8660	8650
Bldg100%	69430	69430	69430	69430		69430	95540	95530
Totl100%	76940t	76940t	76940t	76940t		76940t	104200t	104180t
Cauv100%								
Tax Value:								
Land 35%	2630	2630	2630	2630		2630	3030	3030
Bldg 35%	24300	24300	24300	24300		24300	33440	33440
Totl 35%	26930t	26930t	26930t	26930t		26930t	36470t	36460t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1107.28	1171.38	1163.66	1163.66	1163.66			
Sp-Asmnt	21.26	30.95	242.37	242.37				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		880		a	*MAIN
1	F/C	A		440		b	ADDTN
	EFP	P		114	4560	c	PORCH
	OFP	P		72	2160	d	PORCH
	DK	P		424	6360	e	PORCH
	F	G		400	9600	f	GRAGE
11	F	O		288	2300	g	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
2022	1840	22550	24390	1139.34
2021	1840	22550	24390	1143.48

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			
642 TRASH-KENTON CITY	XA/2025			
539 DELQ WATER - KENTON CORP	XA/2025			
540 DELQ SEWER - KENTON CORP	XA/2025			



518 CENTER ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1320	105800
	Basement		440	8460
	Subtotal			114260
Metal	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall			X		
Unfinished Wall	X				
Floor/Pine			X		
Number of Rooms		1	6		
Bedrooms			3		
Central Heat			A		
FORCED AIR					
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 B F		1320		C	1930AV	141520	.55		95530

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	66.0000	66.00	136	95	138	131	8650	8650

Air Conditioning	2280		
Garages and Carports	9600		
Extra Features	15380		
Total Value	141520		
PUB PAVED ST/RD			
Neighborhood:			
Code:	3670		
Dwl/Gar/NC%	1.5000		

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

36-300049.0000-v082020R