

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-400027.0000
L74

RES
2025

sale

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

2022 WYNEGAR CHARLES C SR	2009-12-10
2023 WYNEGAR CHARLES C SR	2009-12-10
2024 WYNEGAR CHARLES C SR	2009-12-10
2025 WYNEGAR CHARLES C SR	2009-12-10 S 1/2 E-W 11
316 HENRY ST	1
KENTON OH 43326	\$38,300

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres	5660	6490	6490	6490	6490	6480
Land100%	57600	65060	65060	65060	65060	65060
Bldg100%	63260t	71540t	71540t	71540t	71540t	71540t
Totl100%						
Cauv100%						
Tax Value:						
Land 35%	1980	2270	2270	2270	2270	2270
Bldg 35%	20160	22770	22770	22770	22770	22770
Totl 35%	22140t	25040t	25040t	25040t	25040t	25040t
Hmstd35%						
Owner Oc	21.48	22.16	22.14	22.08	22.08	
Hmstd RB	400.22	368.96	417.58	429.66	429.66	
Net Tax	612.52	638.44	649.46	630.24	630.24	
Sp-Asmnt	21.17	21.17	30.70	30.70		

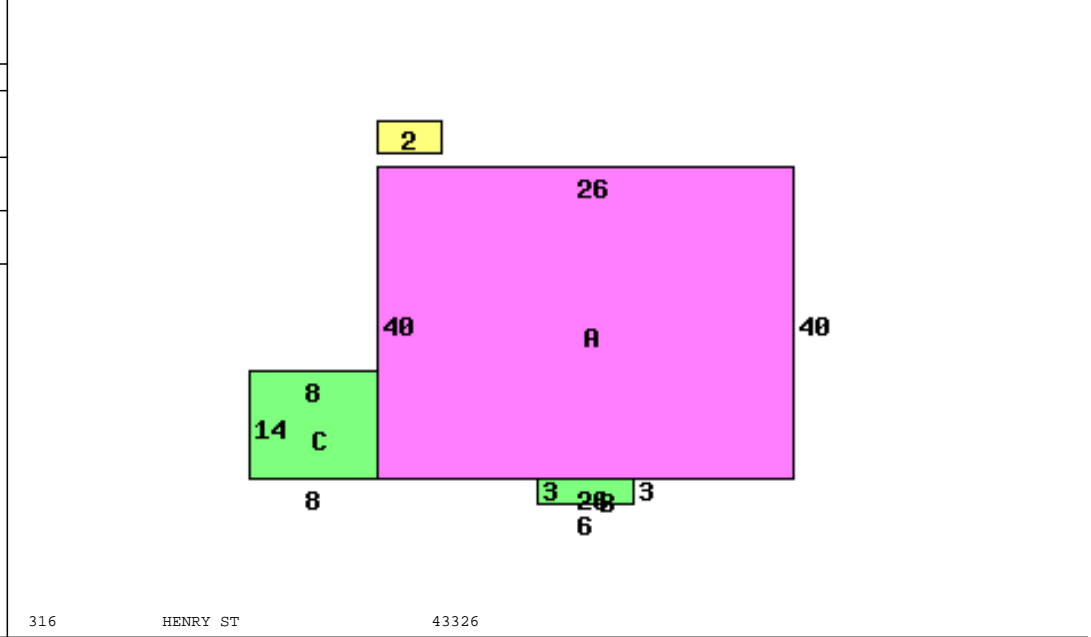
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		1040		a	*MAIN
	STP	P		18	70	b	PORCH
	OFF	P		112	3360	c	PORCH

2009 BOR set house vaule at 40,470

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
561	1	2009-12-10	WYNEGAR CHARLES C SR	1 *	38300	6630	63170
337	1	2009-11-03	CAVINEE NANCY L ETAL	1AF *	0	6630	63170
708	1	1993-08-05	CAVINEE NANCY L ETAL LE	1QC *	0	0	35710

Year	Land	Bldg	Total	Net Tax
2021	1980	20160	22140	614.80
2020	1980	20160	22140	532.18

Project
902 MAIN DISTRICT CONSERVANCY XA/2025
500 HARDIN COUNTY LANDFILL XA/2025



Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 1	Sq-Ft	Value
Floor Level	1040	104680
Metal	Subtotal	104680
	Roof	
Plaster/Drywall	P	Extra Features 3430
Floor/Pine	X	Total Value 108110
Floor/Carpet	X	
Number of Rooms	5	PUB PAVED ST/RD
Bedrooms	3	PUB ALLEY
Central Heat	A	Neighborhood:
ELECTRIC		Code: 3620
Plumbing		Dwl/Gar/NC% 1.1200
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 F/C	16X22	352	C	1971AV	8450	.40	61750
2 Garage					1971AV	8450	.65	3310
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
		54.00	150	100	120	6480	6480	