

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 | | |

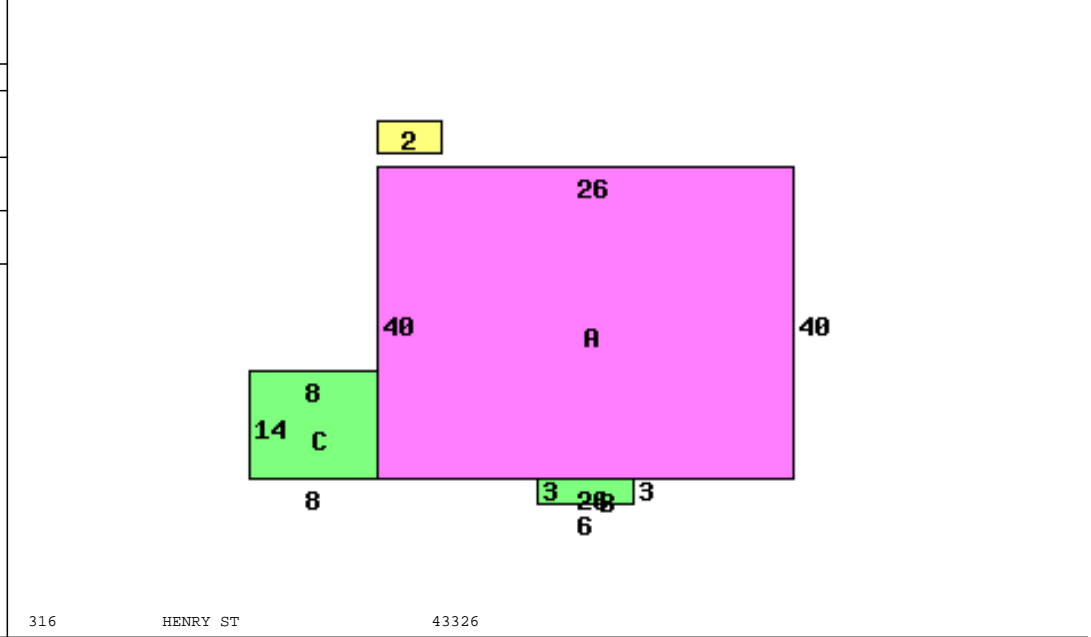
| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | | |
| 1 | F/C | M | | 1040 | | a | *MAIN |
| | STP | P | | 18 | 70 | b | PORCH |
| | OFF | P | | 112 | 3360 | c | PORCH |

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 | FtxFt | Area | Grade | Cond | Value | Dpr | Dpr |
| 2 Garage | | 16X22 | 352 | C | 1971AV | 91890 | .40 | 61750 |
| | | | | | 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 | |