PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-590035.0000 RES
Z76 2026

sale

2023 WINGFIELD THOMAS A ET	2017-01-24	
2024 WINGFIELD THOMAS A ET	2017-01-24	
2025 SHAFER OWEN	2024-01-25	
2026 SHAFER OWEN	2024-01-25	BLOOMS PT 2
206 206 1/2 & 208 N CHER RY ST	1WD	
	$75,000	
KENTON OH 43326		

2027 MOMS N ME LLC	2025-03-10	
206 206 1/2 & 208 N CHER RY ST	1WD	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

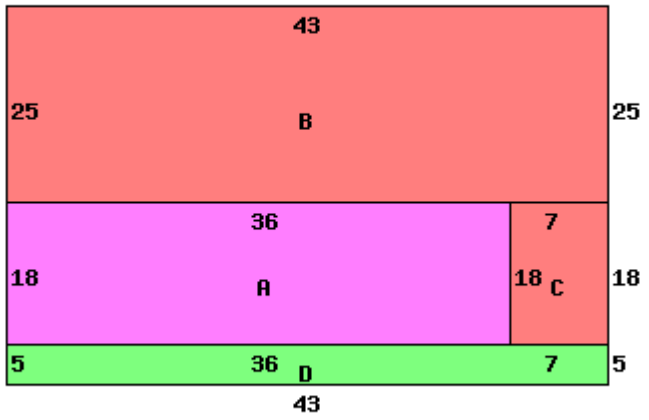
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	530	530	530	530	0	530	530	530
Acres								
Land100%	5110	5110	5110	5110		5110	5910	5900
Bldg100%	73140	73140	73140	73140		73140	100970	100960
Totl100%	78260t	78260t	78260t	78260t		78260t	106890t	106860t
Cauv100%								
Tax Value:								
Land 35%	1790	1790	1790	1790		1790	2070	2070
Bldg 35%	25600	25600	25600	25600		25600	35340	35340
Totl 35%	27390t	27390t	27390t	27390t		27390t	37410t	37400t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1126.18	1191.38	1183.54	1183.54	1183.54			
Sp-Asmnt	73.22	156.59	722.72	722.72				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		648		a	*MAIN
1	F/C	A		1075		b	ADDTN
1	F/C	A		126		c	ADDTN
	OFP	P		215	6450	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
92	1	2025-03-10	MOMS N ME LLC	1WD		153000	5110	73140
27	1	2024-01-25	SHAFER OWEN	1WD		75000	5110	73140
35	18	2017-01-24	WINGFIELD THOMAS A ETAL	18	*	0	5200	78110
505	1	1996-08-16	WINGFIELD THOMAS A ET AL	1WD		36250	4800	33800
534	0	1988-07-18			*	30750	0	38200
267	0	1987-04-15			*	24000	0	42510

Year	Land	Bldg	Total	Net Tax
2022	1340	23950	25290	1181.38
2021	1340	23950	25290	1185.68

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



206 206 1/2 208 N CHERRY 43326

Occupancy 3 Tri-plex

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1849	132330
	Full Upper	FRAME	648	51960
	Basement		648	12290
	Subtotal			196580
Metal	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		X	X			2 /	Extra Living Units	7000
Unfinished Wall	X						Fireplaces	4000
Floor/Hardwood		X	X				Plumbing	7000
Floor/Carpet		X					Extra Features	6450
Number of Rooms		1	5	4			Total Value	221030
Bedrooms			2	4				
							PUB SIDEWALK	
Fireplace								
Openings		2					Neighborhood:	
Stacks		1					Code:	3630
Central Heat			A				Dwl/Gar/NC%	1.4500
FORCED AIR								
Plumbing								
Standard		3						

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B F		2497		C	1920FR	221030	.65	.10	100960

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	50.0000	50.00	80	73	161	118	5900	5900

Call Back: Sign: PSN Date: 2015-04-29 Lister: