

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610041.0000
W62

RES
2025

sale

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

| | |
|----------------------------|-------------------------------------|
| 2022 RISH JOHN T III & NIC | 2008-06-20 |
| 2023 RISH JOHN T III & NIC | 2008-06-20 |
| 2024 RICHMOND PRESTON K | 2023-11-14 |
| 2025 RICHMOND PRESTON K | 2023-11-14 E JENNINGS S 1/2 35 |
| 432 N WAYNE ST | LWD SEE PCL 36-610041.01 FOR |
| KENTON OH 43326 | \$164,000 REST OF SPECIAL ASSESSMEN |

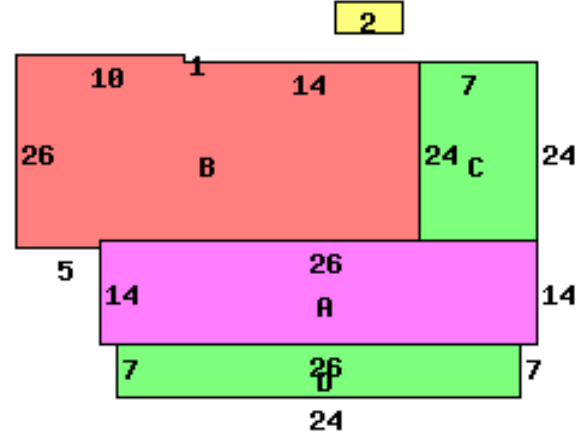
| | | | | | |
|------------|---------|---------|---------|---------|--------|
| Tax Year | 2022 | 2023 | 2024 | 2025 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 4740 | 6310 | 6310 | 6310 | 6300 |
| Bldg100% | 57710 | 85490 | 85490 | 85490 | 85480 |
| Totl100% | 62460t | 91800t | 91800t | 91800t | 91780t |
| Cauvl00% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 1660 | 2210 | 2210 | 2210 | 2210 |
| Bldg 35% | 20200 | 29920 | 29920 | 29920 | 29920 |
| Totl 35% | 21860t | 32130t | 32130t | 32130t | 32120t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 1021.16 | 1321.06 | 1397.56 | 1388.36 | |
| Sp-Asmnt | 21.00 | 25.00 | 290.92 | 24.00 | |

| | | | | | | | |
|------|-----|------|------|-------|-------|---|-------|
| SHB+ | CON | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1H | F/C | M | | 364 | | | |
| 1 | F/C | A | | 591 | | b | ADDTN |
| | OFF | P | | 168 | 5040 | c | PORCH |
| | OFF | P | | 168 | 5040 | d | PORCH |

| | | | | | | | |
|-------|----|------------|--------------------------|---------------|--------|---------|---------|
| Sale# | #p | sale date | To | Type/Invalid? | Sale\$ | co:land | co:bldg |
| 492 | 1 | 2023-11-14 | RICHMOND PRESTON K | LWD | 164000 | 6310 | 85490 |
| 225 | 1 | 2008-06-20 | RISH JOHN T III & NICOLE | LWD * | 0 | 6140 | 41200 |
| 579 | 1 | 2006-09-20 | RISH JOHN T III | LSH | 19000 | 6140 | 41200 |
| 1021 | 1 | 1989-12-04 | | LWD | 28000 | 0 | 25230 |
| 90 | 1 | 1989-02-06 | | LWD | 15000 | 0 | 25230 |
| 955 | 1 | 1988-11-21 | | LUN * | 0 | 0 | 25230 |

| | | | | |
|------|------|-------|-------|---------|
| Year | Land | Bldg | Total | Net Tax |
| 2021 | 1660 | 20200 | 21860 | 1024.88 |
| 2020 | 1660 | 20200 | 21860 | 890.18 |

| | | | | |
|------------------------------|-----------|---|---|---------|
| project | ben acres | / | % | factor |
| 131 BLANCHARD RIVER MAINT | | | | XA/2025 |
| 500 HARDIN COUNTY LANDFILL | | | | XA/2025 |
| 921 BLANCHARD RIVER MAINT | | | | XA/2023 |
| 235 KELLOGG #983 - BLANCHARD | | | | XA/2025 |



432 N WAYNE ST 43326

| | | |
|---------------------------|------------------------|----------------------|
| Occupancy 1 Single Family | *DWELLING COMPUTATIONS | |
| Story Height 1H | Sq-Ft | Value |
| Floor Level | Main | FRAME 955 100260 |
| | Part Upper | FRAME 364 20600 |
| | Subtotal | 120860 |
| Shingle | Roof | GABLE |
| Plaster/Drywall | X X | Heating -1660 |
| Floor/Pine | X X | Extra Features 10080 |
| Number of Rooms | 4 2 | Total Value 129280 |
| Bedrooms | 2 | |
| Plumbing | | PUB ALLEY |
| Standard | 1 | Neighborhood: |
| | | Code: 3630 |
| | | Dwl/Gar/NC% 1.0500 |

| | | | | | | | | |
|------------|----------|-----------|--------|-----------|-----------|----------|-------|-------|
| Bldg Type | SHB+Cons | DixHt | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 1H F/C | FtxFt | Area | Grade | Cond | Value | Dpr | Value |
| 2 Garage | | 20X20 | 400 | C | OLD/GD | 129280 | .40 | 81450 |
| | | | | C | 1940GD | 9600 | .60 | 4030 |
| front lot | acres/ | effective | depth | actual | effective | extended | true | |
| | frontage | frontage | factor | rate | rate | value | value | |
| | 60.0000 | 60.00 | 86 | 75 | 140 | 6300 | 6300 | |