PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610041.0000 RES
W62 2026

sale

2023 RISH JOHN T III & NIC	2008-06-20	
2024 RICHMOND PRESTON K	2023-11-14	
2025 RICHMOND PRESTON K	2023-11-14	
2026 RICHMOND PRESTON K	2023-11-14 E JENNINGS S 1/2 35	
432 N WAYNE ST	1WD SEE PCL 36-610041.01 FOR	
	$164,000 REST OF SPECIAL ASSESSMEN	
KENTON OH 43326		

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

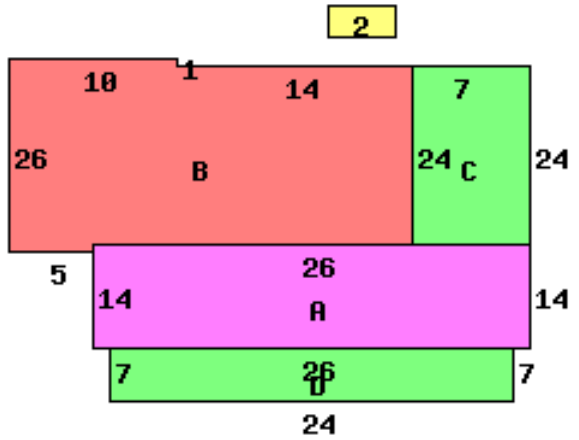
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6310	6310	6310	6310		6310	7260	7260
Bldg100%	85490	85490	85490	85490		85490	118030	118040
Totl100%	91800t	91800t	91800t	91800t		91800t	125290t	125300t
Cauv100%								
Tax Value:								
Land 35%	2210	2210	2210	2210		2210	2540	2540
Bldg 35%	29920	29920	29920	29920		29920	41310	41310
Totl 35%	32130t	32130t	32130t	32130t		32130t	43850t	43860t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1321.06	1397.56	1388.36	1388.36	1388.36			
Sp-Asmnt	25.00	290.92	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1H	F/C	M		364		a	*MAIN
1	F/C	A		591		b	ADDTN
	OFP	P		168	5040	c	PORCH
	OFP	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	1WD		164000	6310	85490
225	1	2008-06-20	RISH JOHN T III & NICOLE	1WD	*	0	6140	41200
579	1	2006-09-20	RISH JOHN T III	1SH		19000	6140	41200
1021	1	1989-12-04		1WD		28000	0	25230
90	1	1989-02-06		1WD		15000	0	25230
955	1	1988-11-21		1UN	*	0	0	25230

Year	Land	Bldg	Total	Net Tax
2022	1660	20200	21860	1021.16
2021	1660	20200	21860	1024.88

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

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	955	100260
	Part Upper	FRAME	364	20600
	Subtotal			120860
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	X	X	
Floor/Pine	X	X	
Number of Rooms	4	2	
Bedrooms		2	
Plumbing			
Standard	1		

Heating	-1660
Extra Features	10080
Total Value	129280
PUB ALLEY	
Neighborhood:	
Code:	3630
Dwl/Gar/NC%	1.4500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1H F/C		1319		C	OLD/GD	129280	.40		112470
2	Garage		20X20	400		C	1940GD	9600	.60		5570

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	86	75	161	121	7260	7260

Call Back: Sign: PSN Date: 2015-04-08 Lister:

36-610041.0000-v082020R