PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610042.0000 RES
W61 2025

sale

2022	HAUGH CYNTHIA & SHAWN	2019-04-18
2023	HAUGH CYNTHIA & SHAWN	2019-04-18
2024	HAUGH CYNTHIA & SHAWN	2019-04-18
2025	HAUGH CYNTHIA & SHAWN H	2019-04-18 E JENNINGS N 1/2 35
	438 N WAYNE ST	1WD SEE 36-610042.01 FOR REST
		$0 OF SPECIAL ASSESSMENTS
	KENTON OH 43326	

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

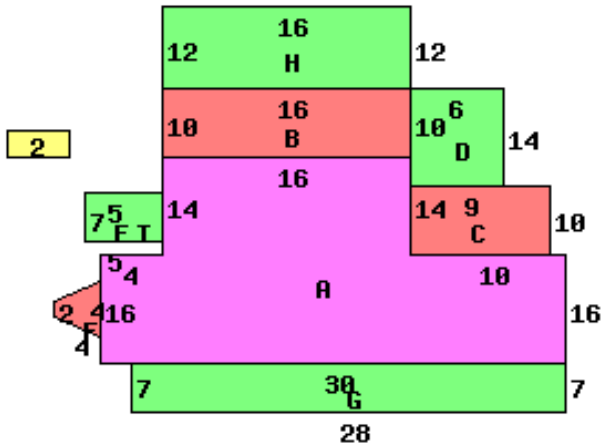
	2022	2023	2024	2025	CAMA
Tax Year					
Prop Cls	510	510	510	510	510
Acres					
Land100%	4740	6310	6310	6310	6300
Bldg100%	101570	112630	112630	112630	112620
Totl100%	106310t	118940t	118940t	118940t	118920t
Cauv100%					
Tax Value:					
Land 35%	1660	2210	2210	2210	2210
Bldg 35%	35550	39420	39420	39420	39420
Totl 35%	37210t	41630t	41630t	41630t	41620t
Hmstd35%					
Owner Oc	36.10	36.84	36.80	36.70	
Hmstd RB					
Net Tax	1702.10	1674.84	1773.98	1762.16	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1TB	F	M		704		a	*MAIN
1 B	F	A		160		b	ADDTN
1	F/C	A		90		c	ADDTN
	EFP	P		84	3360	d	PORCH
	CAN	P		35	280	e	PORCH
1	F/C	A		15		f	ADDTN
	OMP	P		196	6860	g	PORCH
	PAT	P		192	580	h	PORCH
	STP	P		35	140	i	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
141	1	2019-04-18	HAUGH CYNTHIA & SHAWN HUS	1WD	8	0	4510	83370
47	1	2019-02-21	SECRETARY OF HOUSING & UR	1WD	*	0	4510	83370
450	1	2018-09-18	HUNTINGTON NATIONAL BANK	1SH		65000	4510	83370
385	1	2013-08-19	GAYHEART NICKOLAS	1QC	*	0	6430	58630
116	1	2011-04-04	GAYHEART NICKOLAS W & SAM	1WD		86500	6490	68200
312	1	2000-05-30	COY CHRISTOPHER HAROLD &	1WD		77000	5600	42430

Year	Land	Bldg	Total	Net Tax
2021	1660	35550	37210	1708.44
2020	1660	35550	37210	1478.92

	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			



438 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height	1T			
Floor Level	Main	FRAME	969	101730
	Part Upper	FRAME	704	39170
	Basement		864	16140
	Subtotal			157040
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		X X	Air Conditioning	2950
Unfinished Wall	X		Plumbing	1400
Floor/Hardwood		X X	Extra Features	11220
Floor/Carpet		X	Total Value	172610
Number of Rooms	1	3 3		
Bedrooms		3	PUB SIDEWALK	
Central Heat		A	Neighborhood:	
FORCED AIR			Code:	3630
Central A/C		A	Dwl/Gar/NC%	1.0500
Plumbing				
Standard	1			
Extra 2 Fixture	1			

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1TB F		1673		C	OLD/GD	172610	.40		108740
2	Garage		20X22	440		C	OLD/AV	10560	.65		3880

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	86	75	140	105	6300	6300

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