PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610042.0000 RES
W61 2026

sale

2023 HAUGH CYNTHIA & SHAWN	2019-04-18	
2024 HAUGH CYNTHIA & SHAWN	2019-04-18	
2025 HAUGH CYNTHIA & SHAWN	2019-04-18	
2026 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: – 44.66 — 47.03 — 46.74 — 46.74 — a/r

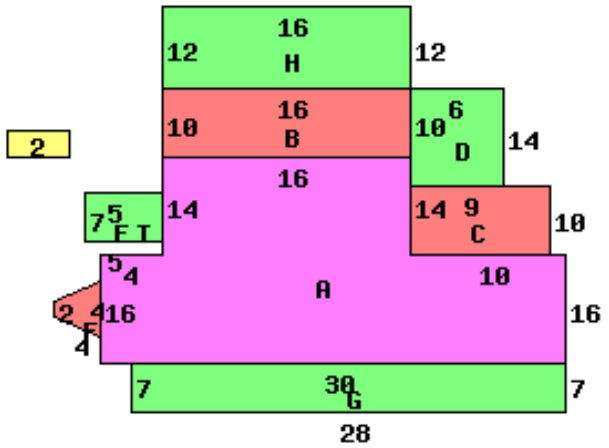
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6310	6310	6310	6310		6310	7260	7260
Bldg100%	112630	112630	112630	112630		112630	155540	155530
Totl100%	118940t	118940t	118940t	118940t		118940t	162800t	162790t
Cauv100%								
Tax Value:								
Land 35%	2210	2210	2210	2210		2210	2540	2540
Bldg 35%	39420	39420	39420	39420		39420	54440	54440
Totl 35%	41630t	41630t	41630t	41630t		41630t	56980t	56980t
Hmstd35%								
Owner Oc	36.84	36.80	36.70	36.70	36.70			
Hmstd RB								
Net Tax	1674.84	1773.98	1762.16	1762.16	1762.16			
Sp-Asmnt	25.00	21.00	24.00	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
2022	1660	35550	37210	1702.10
2021	1660	35550	37210	1708.44

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

	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		150170
2	Garage		20X22	440		C	OLD/AV	10560	.65		5360

	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

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%	1.4500
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Call Back: Sign: PSN Date: 2015-04-08 Lister: 36-610042.0000-v082020R