

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610047.0000
W56

RES
2025

sale

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

2022 HWT HOLDINGS LLC	2020-05-26	
2023 HWT HOLDINGS LLC	2020-05-26	
2024 HWT HOLDINGS LLC	2020-05-26	
2025 HWT HOLDINGS LLC	2020-05-26	
530 & 530 1/2 N WAYNE ST	2020-05-26 E JENNINGS S PT 38	
	2WD	
	\$185,000	
KENTON OH 43326		

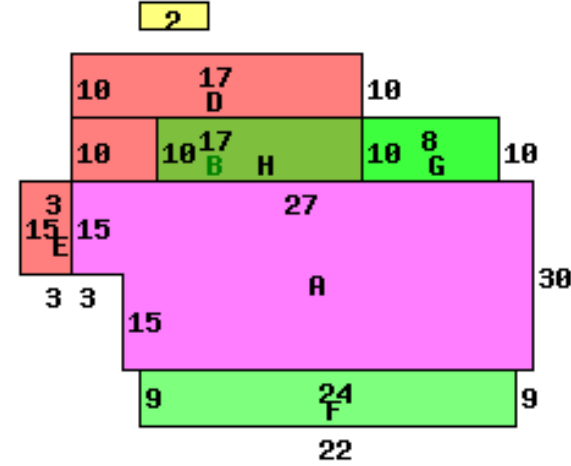
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	520	520	520	520	520
Acres					
Land100%	4740	6310	6310	6310	6300
Bldg100%	77710	122310	122310	122310	122300
Totl100%	82460t	128630t	128630t	128630t	128600t
Cauv100%					
Tax Value:					
Land 35%	1660	2210	2210	2210	2210
Bldg 35%	27200	42810	42810	42810	42810
Totl 35%	28860t	45020t	45020t	45020t	45010t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1348.16	1851.06	1958.26	1945.34	
Sp-Asmnt	39.00	43.00	39.00	42.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2 BA	F	M		765			ADDN
1 B	F	A		170			PORCH
	OFFP	P		80	2400		ADDN
1	F/C	A		170			ADDN
	F	A		45			ADDN
	OFFP	P		198	5940		PORCH
	DK	P		80	1200		PORCH
	OH	P		120	4560		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
221	2	2020-05-26	HWT HOLDINGS LLC	2WD	185000	4510	64340
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11 *	0	6600	79200
399	1	2003-07-14	BROOKS WESLEY C & CHRIST	1WD	69500	6000	68340
157	1	1997-03-28	BUXTON DOUGLAS E & KAREN	1SD	32000	6310	30310
573	1	1991-07-19		1UN *	0	0	33710

Year	Land	Bldg	Total	Net Tax
2021	1660	27200	28860	1353.06
2020	1660	27200	28860	1175.24

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



530 & 530 1/2 N WAYNE 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	1105 101980
	Full Upper	FRAME	810 57490
	Qtr Story	FRAME	765 3050
	Basement		552 10510
	Subtotal		173030
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	1 /	Extra Living Units 3500
Unfinished Wall	X	X	Plumbing 3500
Floor/Hardwood	X X		Extra Features 14100
Number of Rooms	1 4 3 1		Total Value 194130
Bedrooms	3		
Central Heat	A		PUB SIDEWALK
FORCED AIR			Neighborhood:
Plumbing			Code: 3630
Standard	2		Dwl/Gar/NC% 1.0500

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	2 BAF	10X16	1915		C	OLD/GD	194130	.40		122300
2 Shed	*NV	0	160			OLD/	0			0
front lot	acres/ frontage	effective frontage	depth	actual depth	factor	rate	effective rate	extended value	true value	
	60.0000	60.00	86	75	140	105	6300	6300		

Call Back:

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

36-610047.0000-v082020R