PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610047.0000 RES
W56 2026

sale

2023	HWT HOLDINGS LLC	2020-05-26
2024	HWT HOLDINGS LLC	2020-05-26
2025	HWT HOLDINGS LLC	2020-05-26
2026	HWT HOLDINGS LLC	2020-05-26 E JENNINGS S PT 38
	530 & 530 1/2 N WAYNE ST	2WD
		$185,000
	KENTON OH 43326	

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

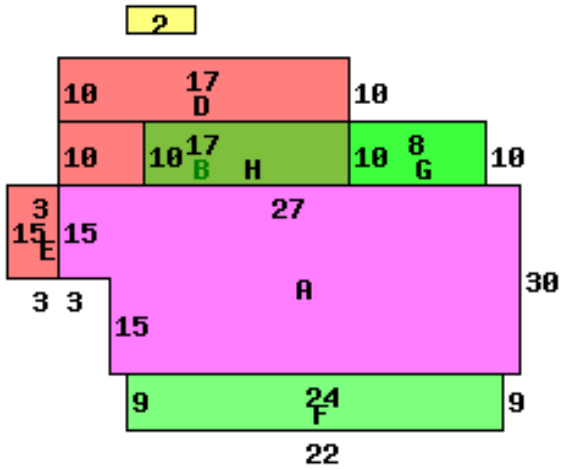
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	520	520	520	520	0	520	520	520
Acres								
Land100%	6310	6310	6310	6310		6310	7260	7260
Bldg100%	122310	122310	122310	122310		122310	168890	168890
Totl100%	128630t	128630t	128630t	128630t		128630t	176140t	176150t
Cauv100%								
Tax Value:								
Land 35%	2210	2210	2210	2210		2210	2540	2540
Bldg 35%	42810	42810	42810	42810		42810	59110	59110
Totl 35%	45020t	45020t	45020t	45020t		45020t	61650t	61650t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1851.06	1958.26	1945.34	1945.34	1945.34			
Sp-Asmnt	43.00	39.00	42.00	42.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 BA	F	M		765		a	*MAIN
1 B	F	A		170		b	ADDTN
	OFP	P		80	2400	c	PORCH
1	F/C	A		170		d	ADDTN
F	F	A		45		e	ADDTN
	OFP	P		198	5940	f	PORCH
	DK	P		80	1200	g	PORCH
	OH	P		120	4560	h	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
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
2022	1660	27200	28860	1348.16
2021	1660	27200	28860	1353.06

	p r o j e c t		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

		Sq-Ft	Value
Story Height 2			
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				
							PUB SIDEWALK	
Central Heat				A				
FORCED AIR							Neighborhood:	
Plumbing							Code:	3630
Standard		2					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	2 BAF		1915		C	OLD/GD	194130	.40		168890
2	Shed	*NV 0	10X16	160			OLD/	0			0

	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: 36-610047.0000-v082020R