

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610049.0000
W54

RES
2025

sale

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

2022	KLINGLER MCKENZIE J	2019-04-18	
2023	KLINGLER MCKENZIE J	2019-04-18	
2024	KLINGLER MCKENZIE J	2019-04-18	
2025	KLINGLER MCKENZIE J	2019-04-18	E JENNINGS S PT 39
	602 N WAYNE ST	LWD	
	KENTON OH 43326	\$85,000	

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	4740	5400	5400	5400	5400
Bldg100%	72890	87340	87340	87340	87350
Totl100%	77630t	92740t	92740t	92740t	92750t
Cauv100%					

2026	FISCHER TERESA	2025-10-23	
	602 N WAYNE ST	LWD	
	KENTON OH 43326		

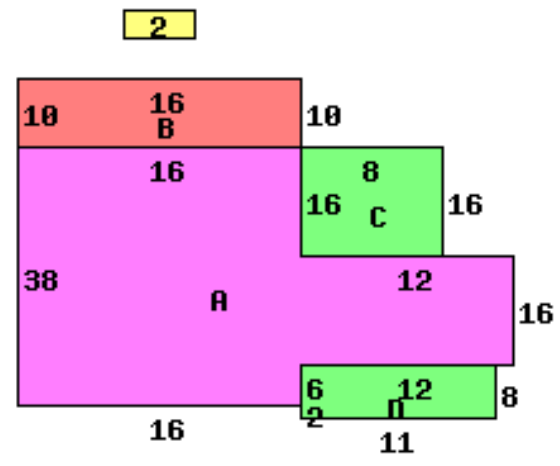
Tax Value:					
Land 35%	1660	1890	1890	1890	1890
Bldg 35%	25510	30570	30570	30570	30570
Totl 35%	27170t	32460t	32460t	32460t	32460t
Hmstd35%					
Owner Oc	26.36	28.72	28.70	28.62	
Hmstd RB					
Net Tax	1242.84	1305.92	1383.24	1374.00	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1HB	F	M		800		b	ADDTN
1	F/C	A		160		c	PORCH
	OFF	P		128	3840	d	PORCH
	OFF	P		88	2640		

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
476	1	2025-10-23	FISCHER TERESA	LWD	149900	5400	87340
143	1	2019-04-18	KLINGLER MCKENZIE J	LWD	85000	4510	59340
318	1	2016-08-02	MINIX JIMMY & MARY K	LSD	67900	6230	49000
556	1	2013-12-17	RENKERT JOCELYN & DYLAN	LWD *		0	53090
467	1	2013-10-08	FEDERAL HOME LOAN MORTGAGE	LFD *	0	6230	53090

Year	Land	Bldg	Total	Net Tax
2021	1660	25510	27170	1247.48
2020	1660	25510	27170	1079.86

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



602 N WAYNE ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	Sq-Ft	Value
Story Height	1H		960	100780
Floor Level	Main	FRAME	800	36220
	Part Upper	FRAME	800	14970
	Basement			151970
	Subtotal			
Shingle	Roof	GABLE		
	B 1 2 U A			
Plaster/Drywall	X X	Fireplaces		2000
Unfinished Wall	X	Air Conditioning		3110
Floor/Hardwood	X	Plumbing		1400
Floor/Pine	X	Extra Features		6480
Floor/Carpet	X X	Total Value		164960
Floor/Concrete	X			
Number of Rooms	1 4 3	PUB SIDEWALK		
Bedrooms	3			
Fireplace		Neighborhood:		
Openings	1	Code:		3620
Stacks	1	Dwl/Gar/NC%		1.1200
Central Heat	A			
FORCED AIR				
Central A/C	A			
Plumbing				
Standard	1			
Extra 2 Fixture	1			

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1HB F	FtxFt	Area	Grade	Cond	Value	Dpr	Dpr
2 Garage		16X28	448	C	OLD/AV	164960	.55	83140
		60.0000	60.00	86	75	120	90	5400
front lot		effective	depth	actual	effective	extended	true	value
		frontage	depth	factor	rate	value	value	

Plaster/Drywall	X X	Fireplaces		2000
Unfinished Wall	X	Air Conditioning		3110
Floor/Hardwood	X	Plumbing		1400
Floor/Pine	X	Extra Features		6480
Floor/Carpet	X X	Total Value		164960
Floor/Concrete	X			
Number of Rooms	1 4 3	PUB SIDEWALK		
Bedrooms	3			
Fireplace		Neighborhood:		
Openings	1	Code:		3620
Stacks	1	Dwl/Gar/NC%		1.1200
Central Heat	A			
FORCED AIR				
Central A/C	A			
Plumbing				
Standard	1			
Extra 2 Fixture	1			

Call Back:

Sign: PSN Date: 2015-04-07 Lister:

36-610049.0000-v082020R