PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610049.0000 RES
W54 2026

sale

2023 KLINGLER MCKENZIE J	2019-04-18	
2024 KLINGLER MCKENZIE J	2019-04-18	
2025 KLINGLER MCKENZIE J	2019-04-18	
2026 KLINGLER MCKENZIE J	2019-04-18	E JENNINGS S PT 39
602 N WAYNE ST	1WD	
	$85,000	
KENTON OH 43326		

2027 FISCHER TERESA	2025-10-23	
602 N WAYNE ST	1WD	
KENTON OH 43326		

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

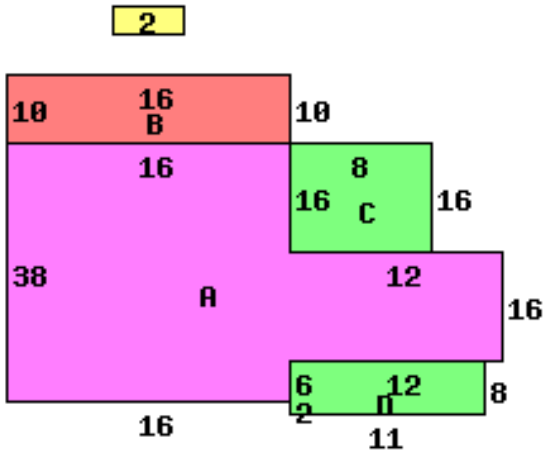
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	5400	5400	5400	5400		5400	6230	6240
Bldg100%	87340	87340	87340	87340		87340	120890	120890
Totl100%	92740t	92740t	92740t	92740t		92740t	127110t	127130t
Cauv100%								
Tax Value:								
Land 35%	1890	1890	1890	1890		1890	2180	2180
Bldg 35%	30570	30570	30570	30570		30570	42310	42310
Totl 35%	32460t	32460t	32460t	32460t		32460t	44490t	44500t
Hmstd35%								
Owner Oc	28.72	28.70	28.62	28.62	28.62			
Hmstd RB								
Net Tax	1305.92	1383.24	1374.00	1374.00	1374.00			
Sp-Asmnt	25.00	21.00	24.00	24.00				

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

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

Year	Land	Bldg	Total	Net Tax
2022	1660	25510	27170	1242.84
2021	1660	25510	27170	1247.48

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				
Floor Level	Main	FRAME	960	100780
	Part Upper	FRAME	800	36220
	Basement		800	14970
	Subtotal			151970
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X			
Floor/Pine			X		
Floor/Carpet		X	X		
Floor/Concrete	X				
Number of Rooms		1	4	3	
Bedrooms			3		
Fireplace					
Openings		1			
Stacks		1			
Central Heat				A	
FORCED AIR					
Central A/C				A	
Plumbing					
Standard		1			
Extra 2 Fixture		1			

Fireplaces		2000
Air Conditioning		3110
Plumbing		1400
Extra Features		6480
Total Value		164960
PUB SIDEWALK		
Neighborhood:		
Code:		3620
Dwl/Gar/NC%		1.5500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		1760		C	OLD/AV	164960	.55		115060
2	Garage		16X28	448		C	OLD/AV	10750	.65		5830

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	60.0000	60.00	86	75	138	104	6240	6240

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