PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610136.0000 RES
W38 2026

sale

2023	KESSLER SAMANTHA B	2019-04-08
2024	KESSLER SAMANTHA B	2019-04-08
2025	KESSLER SAMANTHA B	2019-04-08
2026	KESSLER SAMANTHA B	2019-04-08 E JENNINGS N 1/2 19
	613 N WAYNE ST	1WD SEE PARCEL 36-610136.01
		$82,400 FOR REST OF SPECIAL ASSES
	KENTON OH 43326	

2027	LEECH MAUREEN	2025-10-07
	613 N WAYNE ST	1WD
	KENTON OH 43326	

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

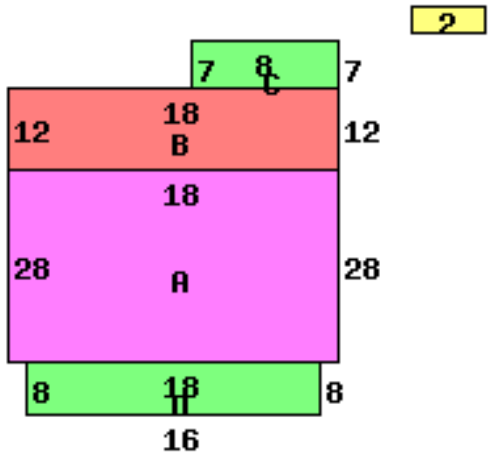
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	3110	3110	3110	3110		3110	3570	3560
Bldg100%	86030	86030	86030	86030		86030	119030	119040
Totl100%	89140t	89140t	89140t	89140t		89140t	122600t	122600t
Cauv100%								
Tax Value:								
Land 35%	1090	1090	1090	1090		1090	1250	1250
Bldg 35%	30110	30110	30110	30110		30110	41660	41660
Totl 35%	31200t	31200t	31200t	31200t		31200t	42910t	42910t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1282.84	1357.12	1348.16	1348.16	1348.16			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 A	F/C	M		504		a	*MAIN
1	F/C	A		216		b	ADDTN
	EFP	P		56	2240	c	PORCH
	OFP	P		128	3840	d	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
444	1	2025-10-07	LEECH MAUREEN	1WD		146000	3110	86030
126	1	2019-04-08	KESSLER SAMANTHA B	1WD		82400	2600	41740
460	1	2017-09-21	KEARNS SHERRY L	1WD		67300	3570	43000
407	1	2005-06-24	VANBUSKIRK ADAM T	1WD		59000	3460	53910
573	1	2003-12-17	HILTY KENNETH E JR & KAT	1DD	*	0	3460	53910

Year	Land	Bldg	Total	Net Tax
2022	950	18350	19300	901.56
2021	950	18350	19300	904.84

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			



613 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	720	90500
	Full Upper	FRAME	504	42780
	Qtr Story	FRAME	504	2200
	Subtotal			135480
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	6080
Panelled Wall	X	Total Value	141560
Floor/Pine	X		
Floor/Carpet	X	PUB ALLEY	
Floor/Tile-Lino	L		
Number of Rooms	4	Neighborhood:	
Bedrooms	2	Code:	3620
		Dwl/Gar/NC%	1.5500
Central Heat	A		
HOT WATER			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 AF/C		1224		C	OLD/GD	141560	.40	.15	111900
2	Garage		20X24	480		C	1995AV	11520	.60		7140

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	27.0000	27.00	140	96	138	132	3560	3560

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

36-610136.0000-v082020R