

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610136.0000
W38

RES
2025

sale

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

2022	KESSLER SAMANTHA B	2019-04-08	
2023	KESSLER SAMANTHA B	2019-04-08	
2024	KESSLER SAMANTHA B	2019-04-08	
2025	KESSLER SAMANTHA B	2019-04-08	E JENNINGS N 1/2 19
	613 N WAYNE ST	LWD	SEE PARCEL 36-610136.01
			FOR REST OF SPECIAL ASSES
	KENTON OH 43326	\$82,400	

Tax Year	2022	2023	2024	2025	2025	CAMA
Prop Cls	510	510	510	510	510	510
Acres						
Land100%	2710	3110	3110	3110	3110	3110
Bldg100%	52430	86030	86030	86030	86030	86020
Totl100%	55140t	89140t	89140t	89140t	89140t	89130t
Cauv100%						

2026	LEECH MAUREEN	2025-10-07	
	613 N WAYNE ST	LWD	
	KENTON OH 43326		

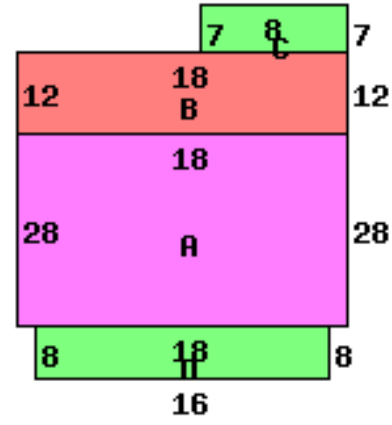
Tax Value:						
Land 35%	950	1090	1090	1090	1090	1090
Bldg 35%	18350	30110	30110	30110	30110	30110
Totl 35%	19300t	31200t	31200t	31200t	31200t	31200t
Hmstd35%						
Owner Oc						
Hmstd RB						
Net Tax	901.56	1282.84	1357.12	1348.16	1348.16	
Sp-Asmnt	21.00	25.00	21.00	24.00		

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

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

Year	Land	Bldg	Total	Net Tax
2021	950	18350	19300	904.84
2020	950	18350	19300	785.94

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	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	720 90500
	Full Upper	FRAME	504 42780
	Qtr Story	FRAME	504 2200
	Subtotal		135480
Shingle	Roof	GABLE	
Plaster/Drywall	D D		Extra Features 6080
Panelled Wall	X		Total Value 141560
Floor/Pine	X X		
Floor/Carpet	X X		PUB ALLEY
Floor/Tile-Lino	L		
Number of Rooms	4 2		Neighborhood:
Bedrooms	2		Code: 3620
Central Heat	A		Dwl/Gar/NC% 1.1200
HOT WATER			
Plumbing			
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 AF/C	20X24	1224	Rate	C	OLD/GD	141560	.40	.15	80860
2 Garage			480		C	1995AV	11520	.60		5160
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	27.0000	27.00	140	96	120	115	3110			3110