

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 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 510 |
| Acres | | | | | |
| Land100% | 2710 | 3110 | 3110 | 3110 | 3110 |
| Bldg100% | 52430 | 86030 | 86030 | 86030 | 86020 |
| Totl100% | 55140t | 89140t | 89140t | 89140t | 89130t |
| Cauv100% | | | | | |
| Tax Value: | | | | | |
| Land 35% | 950 | 1090 | 1090 | 1090 | 1090 |
| Bldg 35% | 18350 | 30110 | 30110 | 30110 | 30110 |
| Totl 35% | 19300t | 31200t | 31200t | 31200t | 31200t |
| Hmstd35% | | | | | |
| Owner Oc | | | | | |
| Hmstd RB | | | | | |
| Net Tax | 901.56 | 1282.84 | 1357.12 | 1348.16 | |
| Sp-Asmnt | 21.00 | 25.00 | 21.00 | 24.00 | |

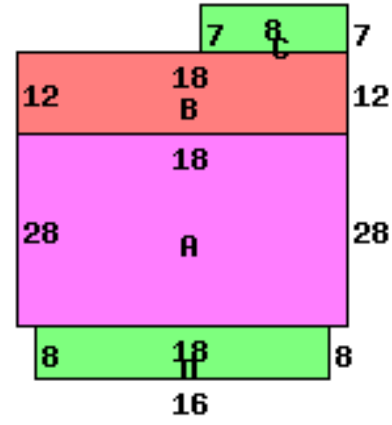
| | | | |
|------|-----------------|------------|--|
| 2026 | LEECH MAUREEN | 2025-10-07 | |
| | 613 N WAYNE ST | LWD | |
| | KENTON OH 43326 | | |

| | | | | | | | |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 2 A | F/C | M | | 504 | | | |
| 1 | F/C | A | | 216 | | b | ADDTN |
| | EFF | P | | 56 | 2240 | c | PORCH |
| | OFF | P | | 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 | |
| | B 1 2 U A | | |
| 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 | Unit | Blt/Renov | Replace | Phy | Fnc | True |
| 1 DWELLING | 2 AF/C | 20X24 | 480 | C | OLD/GD | .40 | .15 | 80860 |
| 2 Garage | | | | C | 1995AV | .60 | | 5160 |
| front lot | acres/ frontage | effective frontage | depth | actual factor | effective rate | extended value | true value | |
| | 27.0000 | 27.00 | 140 | 96 | 120 | 3110 | 3110 | |

Call Back:

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

36-610136.0000-v082020R