

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-610142.0000
W39

RES
2025

sale

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

2022	SOVIAK MITCHELL PAUL	2021-05-14
2023	SOVIAK MITCHELL PAUL	2021-05-14
2024	SOVIAK MITCHELL PAUL	2021-05-14
2025	DUNIFON DANIEL & BROOKE 615 N WAYNE ST	2024-11-21 E JENNINGS S PT 18 LWD
KENTON OH 43326		\$140,000

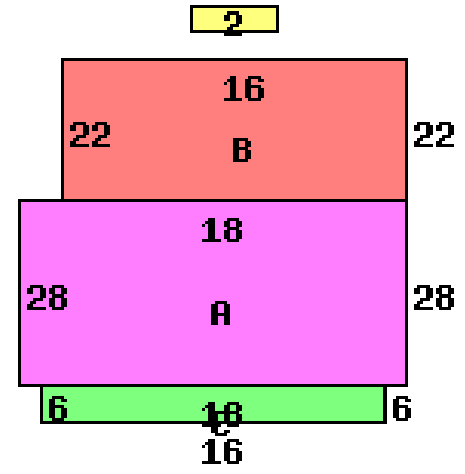
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres	2510	2890	2890	2890	2880
Land100%	84490	116540	116540	116540	116550
Bldg100%	87000t	119430t	119430t	119430t	119430t
Totl100%					
Cauvl00%					
Tax Value:					
Land 35%	880	1010	1010	1010	1010
Bldg 35%	29570	40790	40790	40790	40790
Totl 35%	30450t	41800t	41800t	41800t	41800t
Hmstd35%					
Owner Oc	29.54	37.00	36.96		
Hmstd RB					
Net Tax	1392.88	1681.68	1781.22	1806.20	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
2	F/C	M		504			
1	F/C	A		352			ADDTN
	OFF	P		96	2880		PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:blgd
526	1	2024-11-21	DUNIFON DANIEL & BROOKE W	LWD	140000	2890	116540
202	1	2021-05-14	SOVIAK MITCHELL PAUL & KA	LWD	108000	2510	84490
548	1	2017-11-01	KINDELL MARIA	LSL	75000	3310	66710
674	1	2005-10-06	PURCELL JEREMY & JESSE S	LWD	63500	3200	63060
524	1	2000-09-07	SCHRIER BRANDI E	LWD	50000	3170	52110
218	1	1997-04-25	KECKLER TIMOTHY M	LSL	38000	4510	34290
23	1	1993-01-13	KELLY DANNY E & AMY J	LWD	39900	0	19230
719	1	1992-07-31		LWD	37000	0	19230
114	0	1987-02-23		LWD	15000	0	17000

Year	Land	Bldg	Total	Net Tax
2021	880	29570	30450	1398.06
2020	880	29570	30450	1210.22

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



615 N WAYNE ST 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS	
Story Height	2	Sq-Ft	Value
Floor Level	Main	FRAME	856 97570
	Full Upper	FRAME	504 42780
	Subtotal		140350
Metal	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	Extra Features	2880
Floor/Carpet	X X	Total Value	143230
Floor/Tile-Lino	X		
Number of Rooms	5 2	PUB ALLEY	
Bedrooms	2		
Central Heat	A	Neighborhood:	
HOT WATER		Code:	3620
Plumbing		Dwl/Gar/NC%	1.1200
Standard	1		

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	2 F/C	18X22	1360	Rate	C	COND	Value	Dpr	Dpr	Value
2 Garage	F 0	18X22	396		C	1996AV	143230	.30		112290
							9500	.60		4260
front lot	acres/	effective	depth	actual	effective	extended	true			
	frontage	frontage	depth	factor	rate	value	value			
	25.0000	25.00	141	96	120	2880	2880			