

PLEASANT TWP  
KENTON CORP

00350

Hardin County, Ohio  
Michael T. Bacon, Auditor

36-640019.0000  
SS19

RES  
2023

sale

Eff Rate:- 44.63 — 50.76 — 50.59 — 44.66 — a/r

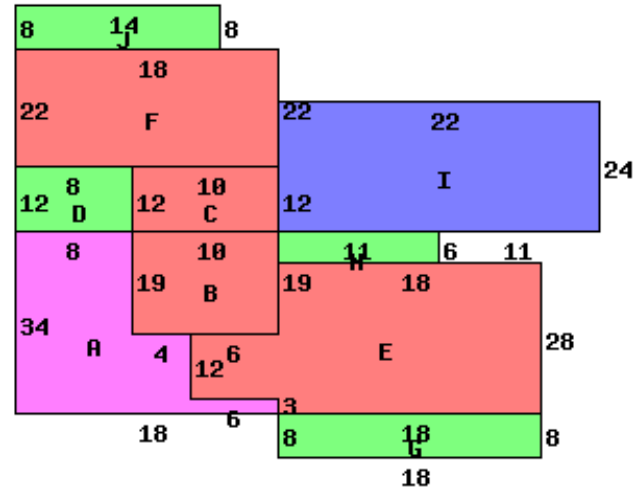
|                        |                               |
|------------------------|-------------------------------|
| 2020 BAUM RICHARD JR & | 1999-03-23                    |
| 2021 BAUM RICHARD JR & | 1999-03-23                    |
| 2022 BAUM RICHARD JR & | 1999-03-23                    |
| 2023 BAUM RICHARD JR & | 1999-03-23                    |
| 702 N WAYNE ST         | 1999-03-23 KAHLERS SW PT OL 1 |
|                        | LWD                           |
|                        | \$90,000                      |
| KENTON OH 43326        | 07.1-05-64-019                |

|            |         |         |         |         |         |
|------------|---------|---------|---------|---------|---------|
| Tax Year   | 2020    | 2021    | 2022    | 2023    | CAMA    |
| Prop Cls   | 510     | 510     | 510     | 510     | 510     |
| Acres      |         |         |         |         |         |
| Land100%   | 7830    | 7830    | 7830    | 7910    | 7920    |
| Bldg100%   | 98690   | 98690   | 98690   | 123630  | 123620  |
| Totl100%   | 106510t | 106510t | 106510t | 131540t | 131540t |
| Cauvl00%   |         |         |         |         |         |
| Tax Value: |         |         |         |         |         |
| Land 35%   | 2740    | 2740    | 2740    | 2770    | 2770    |
| Bldg 35%   | 34540   | 34540   | 34540   | 43270   | 43270   |
| Totl 35%   | 37280t  | 37280t  | 37280t  | 46040t  | 46040t  |
| Hmstd35%   |         |         |         |         |         |
| Owner Oc   | 36.44   | 36.16   | 36.16   | 40.74   |         |
| Hmstd RB   |         |         |         |         |         |
| Net Tax    | 1481.68 | 1711.66 | 1705.32 | 1852.26 |         |
| Sp-Asmnt   | 21.00   | 21.00   | 21.00   | 25.00   |         |

|      |      |      |      |       |       |   |       |
|------|------|------|------|-------|-------|---|-------|
| SHB+ | CONS | TYPE | FACT | SQ-FT | VALUE | a | *MAIN |
| 1    | F/C  | M    |      | 350   |       | b | ADDTN |
| 1    | F    | A    |      | 190   |       | c | ADDTN |
| 1    | F/C  | A    |      | 120   |       | d | PORCH |
| 1T   | WDD  | P    |      | 96    | 1440  | e | ADDTN |
| 1    | F/C  | A    |      | 576   |       | f | ADDTN |
|      | OFFP | P    |      | 396   |       | g | PORCH |
|      | OFFP | P    |      | 144   | 4320  | h | PORCH |
|      | F2   | G    |      | 66    | 2640  | i | GRAGE |
|      | WDD  | P    |      | 528   | 12670 | j | PORCH |
|      |      |      |      | 112   | 1680  |   |       |

|       |      |            |                   |               |        |         |         |
|-------|------|------------|-------------------|---------------|--------|---------|---------|
| Sale# | #p   | sale date  | To                | Type/Invalid? | Sale\$ | co:land | co:blgd |
| 126   | 1    | 1999-03-23 | BAUM RICHARD JR & | LWD           | 90000  | 6770    | 61490   |
| Year  | Land | Bldg       | Total             | Net Tax       |        |         |         |
| 2019  | 2610 | 28100      | 30710             | 1178.02       |        |         |         |
| 2018  | 2610 | 28100      | 30710             | 1179.26       |        |         |         |

|                            |           |     |         |
|----------------------------|-----------|-----|---------|
| project                    | ben acres | / % | factor  |
| 131 BLANCHARD RIVER MAINT  |           |     | XA/2023 |
| 500 HARDIN COUNTY LANDFILL |           |     | XA/2023 |
| 921 BLANCHARD RIVER MAINT  |           |     | XA/2023 |



702 N WAYNE ST 43326

|                 |                 |                            |
|-----------------|-----------------|----------------------------|
| Occupancy       | 1 Single Family | *DWELLING COMPUTATIONS     |
| Story Height    | 1T              | Sq-Ft Value                |
| Floor Level     | Main            | FRAME 1632 125210          |
|                 | Part Upper      | FRAME 576 35030            |
|                 | Basement        | 190 4000                   |
|                 | Subtotal        | 164240                     |
| Metal           | Roof            | GAMBREL                    |
|                 | B 1 2 U A       |                            |
| Plaster/Drywall | X X             | Fireplaces 2000            |
| Unfinished Wall | X               | Air Conditioning 3910      |
| Floor/Hardwood  | X X             | Plumbing 2100              |
| Floor/Carpet    | X X             | Garages and Carports 12670 |
| Number of Rooms | 1 7 2           | Extra Features 10080       |
| Bedrooms        | 1 2             | Total Value 195000         |
| Fireplace       |                 | PUB PAVED ST/RD            |
| Openings        | 1               |                            |
| Stacks          | 1               | Neighborhood:              |
| Central Heat    | A               | Code: 3640                 |
| FORCED AIR      |                 | Dwl/Gar/NC% 1.1300         |
| Central A/C     | A               |                            |
| Plumbing        |                 |                            |
| Standard        | 1               |                            |
| Extra 3 Fixture | 1               |                            |

|            |          |           |        |           |           |          |       |        |
|------------|----------|-----------|--------|-----------|-----------|----------|-------|--------|
| Bldg Type  | SHB+Cons | DixHt     | Unit   | Blt/Renov | Replace   | Phy      | Fnc   | True   |
| 1 DWELLING | 1T F/C   | FtxFt     | Area   | Grade     | Cond      | Dpr      | Dpr   | Value  |
|            |          | 2208      |        | C+        | OLD/GD    | .40      | .15   | 123620 |
| front lot  | acres/   | effective | depth  | depth     | effective | extended | true  |        |
|            | frontage | frontage  | factor | actual    | rate      | value    | value |        |
|            | 57.0000  | 57.00     | 115    | 87        | 139       | 7920     | 7920  |        |

Call Back:

Sign: PSN Date: 2015-02-13 Lister:

36-640019.0000-v082020R