PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640019.0000 RES
SS19 2026

sale

2023 BAUM RICHARD JR &	1999-03-23	
2024 BAUM RICHARD JR &	1999-03-23	
2025 BAUM RICHARD JR &	1999-03-23	
2026 BAUM RICHARD JR &	1999-03-23	KAHLERS SW PT OL 1
702 N WAYNE ST	1WD	
	$90,000	
KENTON OH 43326		

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

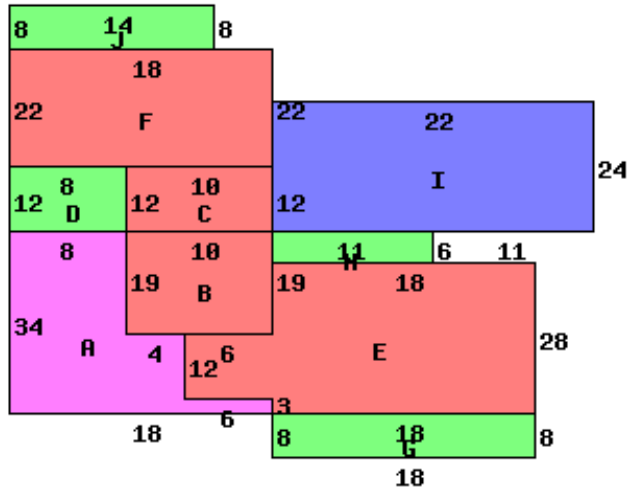
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	7910	7910	7910	7910		7910	9110	9120
Bldg100%	123630	123630	123630	123630		123630	168460	168470
Totl100%	131540t	131540t	131540t	131540t		131540t	177570t	177590t
Cauv100%								
Tax Value:								
Land 35%	2770	2770	2770	2770		2770	3190	3190
Bldg 35%	43270	43270	43270	43270		43270	58960	58960
Totl 35%	46040t	46040t	46040t	46040t		46040t	62150t	62160t
Hmstd35%								
Owner Oc	40.74	40.70	40.58	40.58	40.58			
Hmstd RB								
Net Tax	1852.26	1961.92	1948.84	1948.84	1948.84			
Sp-Asmnt	25.00	21.00	24.00	24.00				

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

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
126	1	1999-03-23	BAUM RICHARD JR &	1WD	90000	6770	61490

Year	Land	Bldg	Total	Net Tax
2022	2740	34540	37280	1705.32
2021	2740	34540	37280	1711.66

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			



702 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1T				
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		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Floor/Carpet		X	X		
Number of Rooms	1	7	2		
Bedrooms		1	2		
Fireplace Openings		1			
Fireplace Stacks		1			
Central Heat FORCED AIR		A			
Central A/C		A			
Plumbing Standard		1			
Plumbing Extra 3 Fixture		1			

Fireplaces	2000				
Air Conditioning	3910				
Plumbing	2100				
Garages and Carports	12670				
Extra Features	10080				
Total Value	195000				
PUB PAVED ST/RD					
Neighborhood:					
Code:	3640				
Dwl/Gar/NC%	1.5400				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1T F/C		2208		C+	OLD/GD	214500	.40	.15	168470

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	57.0000	57.00	115	87	184	160	9120	9120

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

36-640019.0000-v082020R