

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640019.0000
SS19

RES
2025

sale

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

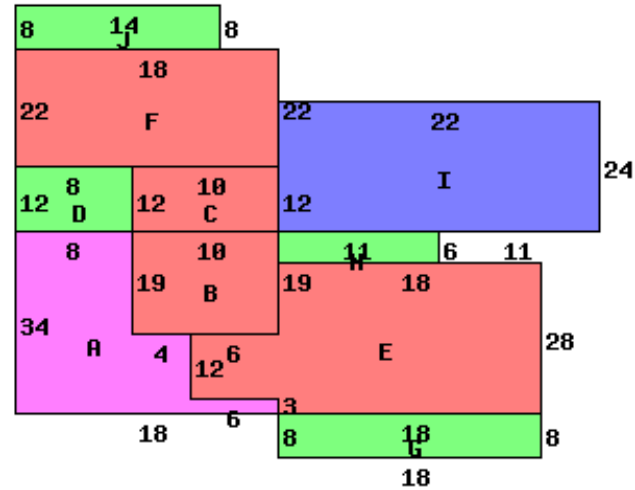
2022 BAUM RICHARD JR &	1999-03-23
2023 BAUM RICHARD JR &	1999-03-23
2024 BAUM RICHARD JR &	1999-03-23
2025 BAUM RICHARD JR &	1999-03-23 KAHLERS SW PT OL 1
702 N WAYNE ST	LWD
KENTON OH 43326	\$90,000

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7830	7910	7910	7910	7920
Bldg100%	98690	123630	123630	123630	123620
Totl100%	106510t	131540t	131540t	131540t	131540t
Cauvl00%					
Tax Value:					
Land 35%	2740	2770	2770	2770	2770
Bldg 35%	34540	43270	43270	43270	43270
Totl 35%	37280t	46040t	46040t	46040t	46040t
Hmstd35%					
Owner Oc	36.16	40.74	40.70	40.58	
Hmstd RB					
Net Tax	1705.32	1852.26	1961.92	1948.84	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	a	*MAIN
1	F/C	M		350		b	ADDTN
1 B	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			
2021	2740	34540	37280	1711.66			
2020	2740	34540	37280	1481.68			

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
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	Value	Dpr	Dpr	Value
		2208		C+	OLD/GD	214500	.40	.15	123620
front lot	acres/	effective	depth	depth	actual	effective	extended	true	
	frontage	frontage	factor	rate	rate	rate	value	value	
	57.0000	57.00	115	87	160	139	7920	7920	

Call Back:

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

36-640019.0000-v082020R