

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640025.0000
SS16

RES
2025

sale

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

2022 LUTZ MARCUS S & ALAUN	2019-10-16	
2023 LUTZ MARCUS S & ALAUN	2019-10-16	
2024 LUTZ MARCUS S & ALAUN	2019-10-16	
2025 LUTZ MARCUS S	2024-03-22	KAHLERS PT OL 2
714 N WAYNE ST		1QC
KENTON OH 43326	\$0	

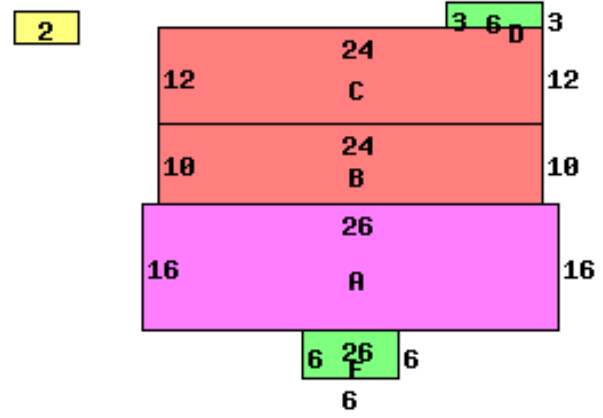
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	11510	11630	11630	11630	11630
Bldg100%	77430	93430	93430	93430	93420
Totl100%	88940t	105060t	105060t	105060t	105050t
Cauv100%					
Tax Value:					
Land 35%	4030	4070	4070	4070	4070
Bldg 35%	27100	32700	32700	32700	32700
Totl 35%	31130t	36770t	36770t	36770t	36770t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1454.18	1511.86	1599.40	1588.84	
Sp-Asmnt	21.00	25.00	21.00	24.00	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		416		a	*MAIN
2 B	F	A		240		b	ADDN
1 B	F	A		288		c	ADDN
	STP	P		18	70	d	PORCH
	STP	P		36	140	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
151	1	2024-03-22	LUTZ MARCUS S	1QC *	0	11630	93430
384	1	2019-10-16	LUTZ MARCUS S & ALAUNA A	1QC *	0	10940	60770
464	1	2019-10-15	LUTZ MARCUS S	1WD	114000	10940	60770
480	1	2000-08-17	MAIER CLIFFORD J & SHERR	1WD	78000	12060	49740
594	1	1996-09-24	YANT TROY D ETAL	1FD	76000	10910	32200

Year	Land	Bldg	Total	Net Tax
2021	4030	27100	31130	1459.48
2020	4030	27100	31130	1267.68

project	ben acres	/	%	factor
921 BLANCHARD RIVER MAINT				XA/2023
500 HARDIN COUNTY LANDFILL				XA/2025
131 BLANCHARD RIVER MAINT				XA/2025
235 KELLOGG #983 - BLANCHARD				XA/2025



714 N WAYNE ST 43326

Occupancy 1 Single Family	*DWELLING COMPUTATIONS	
Story Height 2	Sq-Ft	Value
Floor Level		
Main	FRAME	944 103390
Full Upper	FRAME	240 24440
Part Upper	FRAME	416 27560
Basement		840 15710
Subtotal		171100
Shingle	Roof	GABLE
Plaster/Drywall	X X	Fireplaces 2000
Unfinished Wall	X	Air Conditioning 2930
Floor/Hardwood	X X	Extra Features 210
Number of Rooms	1 4 4	Total Value 176240
Bedrooms	3	
Fireplace		PUB PAVED ST/RD
Openings	1	Neighborhood:
Stacks	1	Code: 3640
Central Heat	A	Dwl/Gar/NC% 1.1300
FORCED AIR		
Central A/C	A	
Plumbing		
Standard	1	

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1T F	1600		C	OLD/AV	.55		89620
2 Garage		400		C	OLD/AV	.65		3800
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	rate	rate	value	value	
	75.0000	75.00	143	97	160	11630	11630	