PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640025.0000 RES
SS16 2026

sale

2023 LUTZ MARCUS S & ALAUN	2019-10-16	
2024 LUTZ MARCUS S & ALAUN	2019-10-16	
2025 LUTZ MARCUS S	2024-03-22	
2026 LUTZ MARCUS S	2024-03-22	KAHLERS PT OL 2
714 N WAYNE ST	1QC	
	$0	
KENTON OH 43326		

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

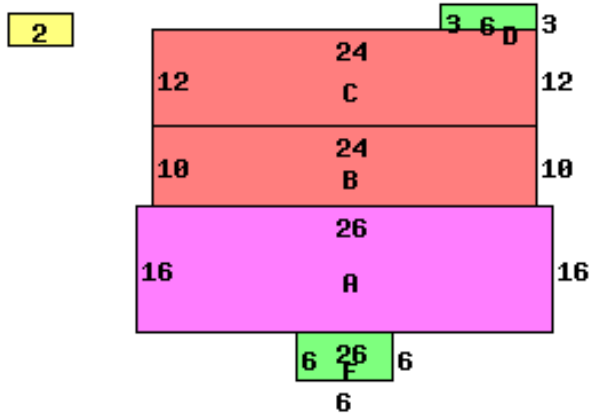
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	11630	11630	11630	11630		11630	13340	13350
Bldg100%	93430	93430	93430	93430		93430	127310	127300
Totl100%	105060t	105060t	105060t	105060t		105060t	140660t	140650t
Cauv100%								
Tax Value:								
Land 35%	4070	4070	4070	4070		4070	4670	4670
Bldg 35%	32700	32700	32700	32700		32700	44560	44560
Totl 35%	36770t	36770t	36770t	36770t		36770t	49230t	49230t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1511.86	1599.40	1588.84	1588.84	1588.84			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1T	F/C	M		416		a	*MAIN
2 B	F	A		240		b	ADDTN
1 B	F	A		288		c	ADDTN
	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
2022	4030	27100	31130	1454.18
2021	4030	27100	31130	1459.48

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

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	944	103390
	Full Upper	FRAME	240	24440
	Part Upper	FRAME	416	27560
	Basement		840	15710
	Subtotal			171100
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		X	X		
Unfinished Wall	X				
Floor/Hardwood		X	X		
Number of Rooms	1	4	4		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				

Fireplaces	2000
Air Conditioning	2930
Extra Features	210
Total Value	176240
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		1600		C	OLD/AV	176240	.55		122130
2	Garage		20X20	400		C	OLD/AV	9600	.65		5170

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	143	97	184	178	13350	13350

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