

PLEASANT TWP
KENTON CORP

00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640033.0000
SS18

RES
2025

sale

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

2022	PETTY RAYMOND O & SUE	1989-11-03			
2023	PETTY RAYMOND O & SUE	1989-11-03			
2024	PETTY RAYMOND O & SUE	1989-11-03			
2025	PETTY RAYMOND O & SUE W 706 N WAYNE ST	1989-11-03	KAHLERS SW PT OL 1		
			IWD		
			\$83,000		
	KENTON OH 43326				

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	10310	10430	10430	10430	10430
Bldg100%	107830	122800	122800	122800	122810
Totl100%	118140t	133230t	133230t	133230t	133240t
Cauvl00%					
Tax Value:					
Land 35%	3610	3650	3650	3650	3650
Bldg 35%	37740	42980	42980	42980	42980
Totl 35%	41350t	46630t	46630t	46630t	46630t
Hmstd35%					
Owner Oc	40.12	41.26	41.22	41.10	
Hmstd RB	800.44	736.70	835.16	859.34	
Net Tax	1091.04	1139.30	1151.90	1114.48	
Sp-Asmnt	21.00	25.00	21.00	24.00	

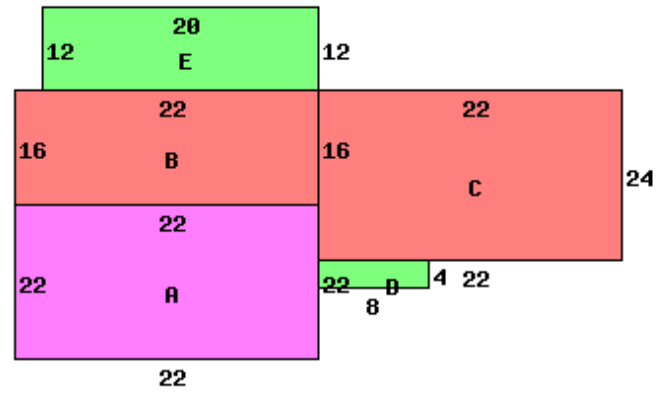
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE				
1 B	F	M		484		a	*MAIN		
1 B	F	A		352		b	ADDTN		
1	F/C	A		528		c	ADDTN		
	STP	P		32	130	d	PORCH		
	FAT	P		240	720	e	PORCH		

22 L/F BRICK 5' HIGH	22 L/F BRICK 8' HIGH	Type/Invalid?	Sale\$	co:land	co:bldg
Sale# 946	#p 1	sale date 1989-11-03	IWD	83000	0 64510

Year	Land	Bldg	Total	Net Tax
2021	3610	37740	41350	1095.08
2020	3610	37740	41350	947.94

p r o j e c t		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

2



706 N WAYNE ST 43326

Occupancy	1 Single Family	*DWELLING COMPUTATIONS	
Story Height	1	Sq-Ft	Value
Floor Level	Main	FRAME	1364 108490
	Basement		836 15630
	Subtotal		124120
Shingle	Roof	GABLE	
	B 1 2 U A		
Plaster/Drywall	X X	836 sq ft	Basement Finish 9110
Floor/Pine	X		Fireplaces 2000
Floor/Carpet	X X		Plumbing 2800
Number of Rooms	1 6		Extra Features 2290
Bedrooms	3		Total Value 140320
Fireplace			PUB PAVED ST/RD
Openings	1		
Stacks	1		Neighborhood:
Central Heat	A		Code: 3640
ELECTRIC			Dwl/Gar/NC% 1.1300
Plumbing			
Standard	1		
Extra 2 Fixture	2		

Bldg Type	SHB+Cons	DixHt	Unit	Blt/Renov	Replace	Phy	Fnc	True
1 DWELLING	1 B F	Area	Rate	Cond	Value	Dpr	Dpr	Value
2 Shed		12X14	168	D	1977GD 154350	.30		122090
					2000AV 1610	.55		720
front lot	acres/	effective	depth	actual	effective	extended	true	
	frontage	frontage	depth	factor	rate	value	value	
	75.0000	75.00	115	87	160	139	10430	10430