PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-640033.0000 RES
SS18 2026

sale

2023 PETTY RAYMOND O & SUE	1989-11-03	
2024 PETTY RAYMOND O & SUE	1989-11-03	
2025 PETTY RAYMOND O & SUE	1989-11-03	
2026 PETTY RAYMOND O & SUE W	1989-11-03	KAHLERS SW PT OL 1
706 N WAYNE ST	1WD	
	$83,000	
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%	10430	10430	10430	10430		10430	12000	12000
Bldg100%	122800	122800	122800	122800		122800	167110	167110
Totl100%	133230t	133230t	133230t	133230t		133230t	179110t	179110t
Cauv100%								
Tax Value:								
Land 35%	3650	3650	3650	3650		3650	4200	4200
Bldg 35%	42980	42980	42980	42980		42980	58490	58490
Totl 35%	46630t	46630t	46630t	46630t		46630t	62690t	62690t
Hmstd35%								
Owner Oc	41.26	41.22	41.10	41.10	41.10			
Hmstd RB	736.70	835.16	859.34	859.34	859.34			
Net Tax	1139.30	1151.90	1114.48	1114.48	1114.48			
Sp-Asmnt	25.00	21.00	24.00	24.00				

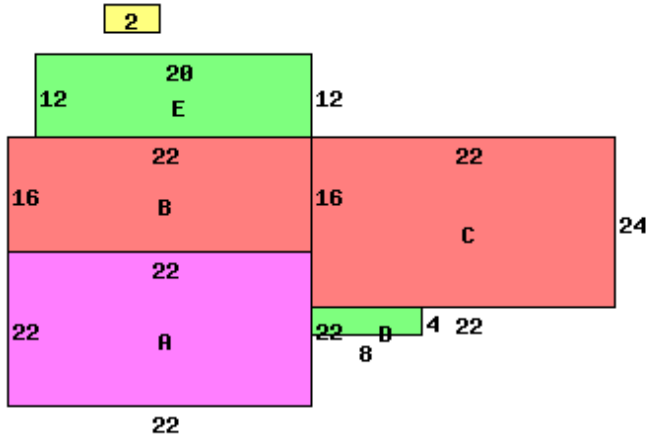
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		484		a	*MAIN
1 B	F	A		352		b	ADDTN
1	F/C	A		528		c	ADDTN
	STP	P		32	130	d	PORCH
	PAT	P		240	720	e	PORCH

22 L/F BRICK 5' HIGH 22 L/F BRICK 8' HIGH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
946	1	1989-11-03		1WD	83000	0	64510

Year	Land	Bldg	Total	Net Tax
2022	3610	37740	41350	1091.04
2021	3610	37740	41350	1095.08

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		



706 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
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%	1.5400
Plumbing					
Standard	1				
Extra 2 Fixture	2				

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		2200		C+	1977GD	154350	.30		166390
2	Shed		12X14	168		D	2000AV	1610	.55		720

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	75.0000	75.00	115	87	184	160	12000	12000

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

36-640033.0000-v082020R