PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650014.0000 RES
W47 2026

sale

2023 SHEPHERD JARED W	2022-08-10	
2024 SHEPHERD JARED W	2022-08-10	
2025 SHEPHERD JARED W	2022-08-10	
2026 SHEPHERD JARED W	2022-08-10	PT NW 1/4 & LN PFEIFFERS
661 N WAYNE ST	1WD	PT 7-33
	$239,000	
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%	8490	8490	8490	8490		8490	9740	9750
Bldg100%	200110	200110	200110	200110		200110	277910	277910
Totl100%	208600t	208600t	208600t	208600t		208600t	287660t	287660t
Cauv100%								
Tax Value:								
Land 35%	2970	2970	2970	2970		2970	3410	3410
Bldg 35%	70040	70040	70040	70040		70040	97270	97270
Totl 35%	73010t	73010t	73010t	73010t		73010t	100680t	100680t
Hmstd35%				73010		73010	73010	
Owner Oc	64.62	64.54	64.36	64.36	64.36	hmstd 2970 l	70040 b	
Hmstd RB								
Net Tax	2937.30	3111.20	3090.46	3090.46	3090.46			
Sp-Asmnt	32.00	24.00	27.00	27.00				

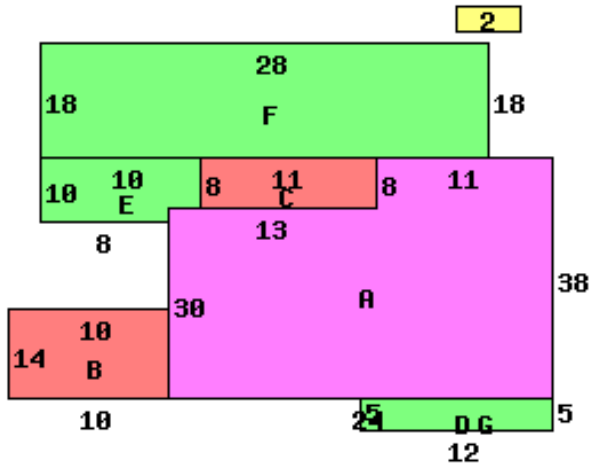
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B+	F	M		808		a	*MAIN
1	F/C	A		140		b	ADDTN
2	F/C	A		88		c	ADDTN
	CAN	P		60	480	d	PORCH
	PAT	P		96	290	e	PORCH
	PAT	P		504	1510	f	PORCH
	STP	P		60	240	g	PORCH

#: 114 L/W
completely remodeled inside new windows and siding
366501140000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
406	1	2022-08-10	SHEPHERD JARED W	1WD	239000	7400	127910
1	1	2020-01-02	THOMPSON HALEY A & DUSTIN	1SD	190000	7060	106910
474	1	1990-06-14		1WD	67500	0	45110

Year	Land	Bldg	Total	Net Tax
2022	2590	44770	47360	2166.40
2021	2590	44770	47360	2174.46

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			



661 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	1036	104270
	Full Upper	FRAME	896	61180
	Qtr Story	FRAME	808	3220
	Basement		808	15110
	Subtotal			183780
Shingle	Roof	GABLE		

	B	1	2	U	A			
Plaster/Drywall		P	P		X	808 sq ft	Attic Finish	13020
Unfinished Wall	X						Air Conditioning	4900
Floor/Hardwood		X	X				Plumbing	5600
Floor/Carpet		X	X		X		Extra Features	2520
Floor/Tile-Lino		T					Total Value	209820
Number of Rooms		1	4	2	1			
Bedrooms		1	2		1		PUB SIDEWALK	
Central Heat		A					Neighborhood:	
FORCED AIR							Code:	3610
Central A/C		A					Dwl/Gar/NC%	1.2500
Plumbing								
Standard	1							
Extra 3 Fixture	1							
Extra 2 Fixture	2							
Extra Fixture	1							

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	2 B+F		2740		C+	1920VG	230800	.30	-.35	272630
2	Garage		20X22	440		C	1920GD	10560	.60		5280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		49.00	140	96	207	199	9750	9750

Call Back: Sign: PSN Date: 2015-04-07 Lister:

36-650014.0000-v082020R