PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650020.0000 RES
TT08 2026

sale

2023 MILLER ANNA	2018-10-26	
2024 MILLER ANNA	2018-10-26	
2025 MILLER ANNA	2018-10-26	
2026 MILLER ANNA	2018-10-26	PT NW 1/4 E PT 33
689 N WAYNE ST	1WD	
	$99,900	
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%	8660	8660	8660	8660		8660	9940	9950
Bldg100%	90940	90940	90940	90940		90940	126310	126320
Totl100%	99600t	99600t	99600t	99600t		99600t	136260t	136270t
Cauv100%								
Tax Value:								
Land 35%	3030	3030	3030	3030		3030	3480	3480
Bldg 35%	31830	31830	31830	31830		31830	44210	44210
Totl 35%	34860t	34860t	34860t	34860t		34860t	47690t	47690t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	1433.32	1516.32	1506.32	1506.32	1506.32			
Sp-Asmnt	25.00	21.00	24.00	24.00				

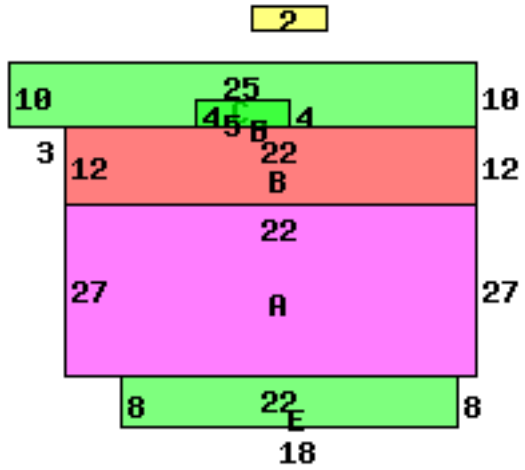
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		594		a	*MAIN
1	F/C	A		264		b	ADDTN
	PAT	P		230	690	c	PORCH
	STP	P		20	80	d	PORCH
	OFP	P		144	4320	e	PORCH
	CPY	P		20	160	f	PORCH

gas fireplace

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
532	1	2018-10-26	MILLER ANNA	1WD		99900	7200	51600
373	1	2009-08-31	KISSLING DREW M	1WD		80000	8000	78090
277	1	2001-06-12	JAMES KELLY J & RANDALL	1SD		94000	6830	55910
70	1	1999-02-18	CARROLL JAMES A TRUST	1WD	*	0	7200	43740
112	1	1998-03-03	CARROLL JAMES A & JOANN	1WD		89000	7200	43740
238	1	1997-05-02	MARTIN BRETT J & MICHELL	1WD		64000	7200	43740
673	1	1988-08-22		1WD		48500	0	41000

Year	Land	Bldg	Total	Net Tax
2022	2650	21480	24130	1127.18
2021	2650	21480	24130	1131.28

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		



689 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	858	97800
	Full Upper	FRAME	594	48900
	Basement		594	11300
	Subtotal			158000
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall		P P	Air Conditioning	2590
Unfinished Wall	X		Extra Features	5250
Floor/Pine		X	Total Value	165840
Floor/Carpet		X X		
Floor/Tile-Lino		L	PUB SIDEWALK	
Number of Rooms	1	4 3		
Bedrooms		3	Neighborhood:	
			Code:	3610
Central Heat		A	Dwl/Gar/NC%	1.2500
FORCED AIR				
Central A/C		A		
Plumbing				
Standard	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		1452		C	1940GD	165840	.40		124380
2	Garage		12X18	216		C	OLD/FR	5180	.70		1940

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	49.6600	50.00	140	96	207	199	9950	9950

Call Back: Sign: PSN Date: 2015-01-16 Lister: