PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650021.0000 RES
TT09 2026

sale

2023 CONLEY JAMES & SONDRA	2004-06-04	
2024 CONLEY JAMES & SONDRA	2004-06-04	
2025 CONLEY JAMES & SONDRA	2004-06-04	
2026 CONLEY JAMES & SONDRA L	2004-06-04 N PT NW 1/4 33	
693 N WAYNE ST	1QC	
	$0	
KENTON OH 43326		

2027 CONLEY JAMES & SONDRA L	2025-02-04	
693 N WAYNE ST	1SD	
KENTON OH 43326		

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

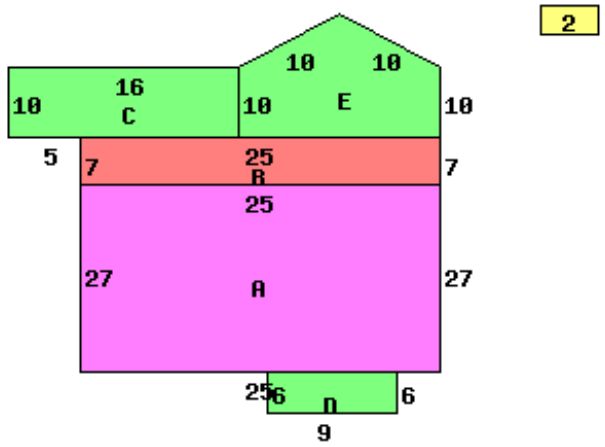
	2023	2024	2025	2026	2026	2026	2027	CAMA
Tax Year								
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	8490	8490	8490	8490		8490	9740	9750
Bldg100%	125690	125690	125690	125690		125690	174570	174570
Totl100%	134170t	134170t	134170t	134170t		134170t	184310t	184320t
Cauv100%								
Tax Value:								
Land 35%	2970	2970	2970	2970		2970	3410	3410
Bldg 35%	43990	43990	43990	43990		43990	61100	61100
Totl 35%	46960t	46960t	46960t	46960t		46960t	64510t	64510t
Hmstd35%								
Owner Oc	41.56	41.52	41.40	41.40	41.40			
Hmstd RB								
Net Tax	1889.26	2001.12	1987.76	1987.76	1987.76			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		675		a	*MAIN
1	F/C	A		175		b	ADDTN
	PAT	P		160	480	c	PORCH
	OFP	P		54	1620	d	PORCH
	WDD	P		196	2940	e	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
58	1	2025-02-04	CONLEY JAMES & SONDRA L	1SD *	0	8490	125690
244	1	2004-06-04	CONLEY JAMES & SONDRA L	1QC *	0	6710	86460
193	1	2004-04-15	CONLEY JAMES	1WD	98000	6710	86460
728	1	2000-12-19	ROSSMAN JANE A	1WD	97000	6710	71770
150	1	1995-02-27	MANNS MICHAEL A & MOLLY	1WD	84000	0	60230
866	1	1989-10-10		1WD	60000	0	46910

Year	Land	Bldg	Total	Net Tax
2022	2590	39940	42530	1945.44
2021	2590	39940	42530	1952.72

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			



693 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 2				
Floor Level	Main	FRAME	850	100710
	Full Upper	FRAME	675	52480
	Basement		675	12790
	Subtotal			165980
Shingle	Roof	HIP		

	B	1	2	U	A
Plaster/Drywall		P	P		
Unfinished Wall	X				
Floor/Pine		X	X		
Floor/Carpet		X	X		
Number of Rooms	3	3	3		
Bedrooms			3		
Fireplace					
Openings	1				
Stacks	1				
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 2 Fixture	1				
Extra Fixture	1				

Fireplaces		2000
Air Conditioning		2840
Plumbing		2100
Extra Features		5040
Total Value		177960
PUB SIDEWALK		
Neighborhood:		
Code:		3610
Dwl/Gar/NC%		1.2500

	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		1525		C+	1905VG	195760	.30		171290
2	Garage		12X26	312		C	OLD/AV	7490	.65		3280

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	49.0000	49.00	140	96	207	199	9750	9750

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

36-650021.0000-v082020R