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

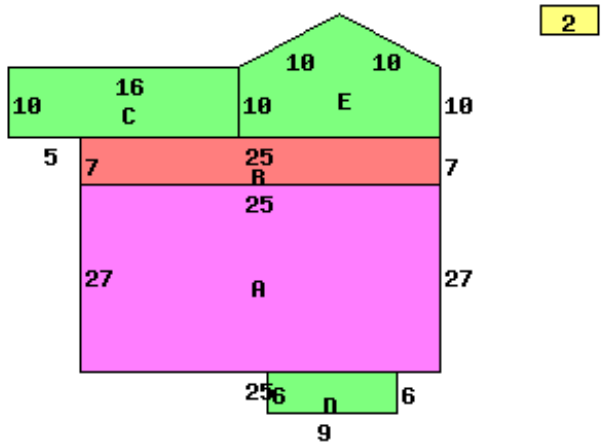
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2023 | 2024 | 2025 | 2026 | 2026 | 2026 | 2027 | CAMA |
| Prop Cls | 510 | 510 | 510 | 510 | 0 | 510 | 510 | 510 |
| Acres | | | | | | | | |
| Land100% | 8490 | 8490 | 8490 | 8490 | | 8490 | 9740 | 9750 |
| Bldg100% | 125690 | 125690 | 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