PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650025.0000 RES
TT12 2023

sale

2020	BRIM WILLIAM E & VANE	2003-04-09
2021	BRIM WILLIAM E & VANE	2003-04-09
2022	BRIM WILLIAM E & VANE	2003-04-09
2023	BRIM WILLIAM E & VANESS	2003-04-09 S-P-S 11-12
	680 N WAYNE ST	1WD
		$108,400
	KENTON OH 43326	07.1-05-65-025

Eff Rate: – 44.63 — 50.76 — 50.59 — 44.66 — a/r

Tax Year	2020	2021	2022	2023	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	7770	7770	7770	8860	8870
Bldg100%	124970	124970	124970	159460	159450
Totl100%	132740t	132740t	132740t	168310t	168320t
Cauv100%					
Tax Value:					
Land 35%	2720	2720	2720	3100	3100
Bldg 35%	43740	43740	43740	55810	55810
Totl 35%	46460t	46460t	46460t	58910t	58910t
Hmstd35%					
Owner Oc	45.40	45.06	45.08	52.14	
Hmstd RB	347.76	401.72	400.22	368.96	
Net Tax	1498.80	1731.42	1725.00	2001.08	
Sp-Asmnt	24.00	24.00	24.00	**32.00**	

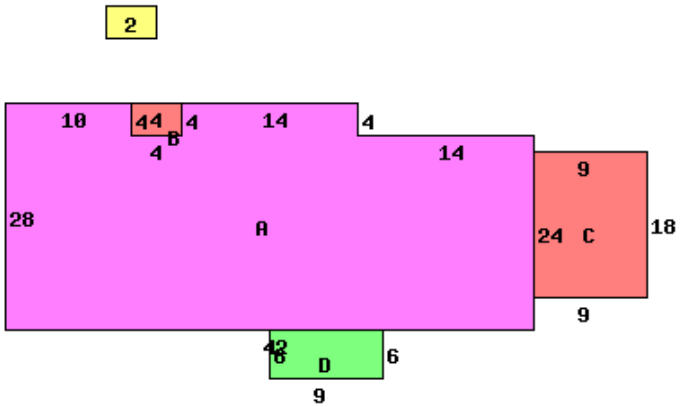
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
2 B	F	M		1104		a	*MAIN
1	F/MS	A		16		b	ADDTN
1	F/C	A		162		c	ADDTN
	OFP	P		54	1620	d	PORCH

#: 26 L/W
gas fireplace 2
366500260000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
166	1	2003-04-09	BRIM WILLIAM E & VANESSA	1WD	108400	10600	80260

Year	Land	Bldg	Total	Net Tax
2019	2590	35770	38360	1135.78
2018	2590	35770	38360	1136.98

p r o j e c t		ben acres / % factor
131 BLANCHARD RIVER MAINT	XA/2023	
500 HARDIN COUNTY LANDFILL	XA/2023	
921 BLANCHARD RIVER MAINT	XA/2023	



680 N WAYNE ST 43326

Occupancy 1 Single Family

Story Height 2

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1282	105980
	Full Upper	FRAME	1104	61100
	Basement		1104	20570
	Subtotal			187650
Shingle	Roof	HIP		

	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		2386		B-	OLD/GD	233920	.40		157190
2	Garage		14X20	280		C	OLD/FR	6720	.70		2260

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	87.0000	87.00	110	85	120	102	8870	8870

B 1 2 U A

Plaster/Drywall	X X	Air Conditioning	4260
Unfinished Wall	X	Plumbing	1400
Floor/Hardwood	X X	Extra Features	1620
Floor/Carpet	X X	Total Value	194930
Floor/Tile-Lino	X X		
Number of Rooms	1 5 4	PUB SIDEWALK	
Bedrooms	4		
		Neighborhood:	
Central Heat	A	Code:	3620
FORCED AIR		Dwl/Gar/NC%	1.1200
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 Fixture	1		

Call Back: Sign: PSN Date: 2015-01-16 Lister: 36-650025.0000-v082020R