PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650027.0000 RES
TT13 2026

sale

2023	THOBE JED M	2021-07-22
2024	THOBE JED M	2021-07-22
2025	HEMMERLY SCOTT ALAN	2024-10-01
2026	HEMMERLY SCOTT ALAN	2024-10-01 S-P-S 10
	672 N WAYNE ST	1WD
		$187,500
	KENTON OH 43326	

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

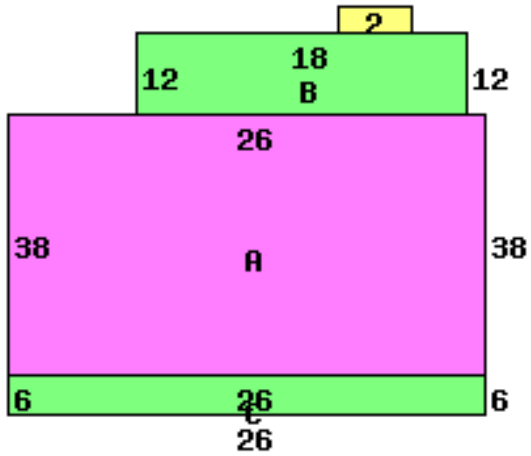
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6890	6890	6890	6890		6890	7910	7920
Bldg100%	75860	75860	77230	77230		77230	107260	107270
Totl100%	82740t	82740t	84110t	84110t		84110t	115170t	115190t
Cauv100%								
Tax Value:								
Land 35%	2410	2410	2410	2410		2410	2770	2770
Bldg 35%	26550	26550	27030	27030		27030	37540	37540
Totl 35%	28960t	28960t	29440t	29440t		29440t	40310t	40320t
Hmstd35%								
Owner Oc	25.62	25.60	25.96	25.96	25.96			
Hmstd RB								
Net Tax	1165.10	1234.08	1246.14	1246.14	1246.14			
Sp-Asmnt	25.00	21.00	24.00	24.00				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		988		a	*MAIN
	EFP	P		216	8640	b	PORCH
	STP	P		156	620	c	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
427	1	2024-10-01	HEMMERLY SCOTT ALAN	1WD	187500	6890	75860
354	1	2021-07-22	THOBE JED M	1WD	90000	6060	65740
305	1	2017-06-27	TROMBLEY ELIZABETH J & LO	1SD &	71000	7170	46660
8	1	2015-01-06	DERR HANNAH G	1WD	67000	7170	46660
160	1	2006-04-06	PAVLOVIC RICHARD L	1QC *	0	5060	45970
159	1	2006-04-06	REED JAMES C ETAL	1CT *	0	5060	45970
563	1	1989-07-11		1UN *	0	0	30310
927	0	1987-10-30		*	36000	0	30310

Year	Land	Bldg	Total	Net Tax
2022	2120	23010	25130	1149.52
2021	2120	23010	25130	1178.18

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			



672 N WAYNE ST 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	988	103720
	Subtotal			103720
Metal	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	P	Plumbing	2100
Floor/Carpet	X	Extra Features	9260
Number of Rooms	5	Total Value	115080
Bedrooms	2		
		PUB SIDEWALK	
Central Heat	A		
ELECTRIC		Neighborhood:	
Plumbing		Code:	3610
Standard	1	Dwl/Gar/NC%	1.2500
Extra 3 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	1 F/C		988		C	1956VG	115080	.28		103570
2	Garage		14X22	308		C	1956GD	7390	.60		3700

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot	45.0000	45.00	110	85	207	176	7920	7920

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