PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650092.0000 RES
R03 2025

sale

2022	CLAYBAUGH TIM S & ELE	1993-08-26
2023	CLAYBAUGH TIM S & ELE	1993-08-26
2024	CLAYBAUGH TIM S & ELE	1993-08-26
2025	CLAYBAUGH TIM S & ELEAN	1993-08-26 WAYNE HTS PT PT 49-51
	654 N HIGH ST	1WD
		$83,000
	KENTON OH 43326	

Eff Rate: – 50.59 — 44.66 — 47.03 — 46.74 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	510	510	510	510	510
Acres					
Land100%	10000	22890	22890	22890	22880
Bldg100%	121290	136340	136340	136340	136350
Totl100%	131290t	159230t	159230t	159230t	159230t
Cauv100%					
Tax Value:					
Land 35%	3500	8010	8010	8010	8010
Bldg 35%	42450	47720	47720	47720	47720
Totl 35%	45950t	55730t	55730t	55730t	55730t
Hmstd35%	41740	50440	50440	50440	
Owner Oc	40.50	44.64	44.60	44.46	hmstd 8010 l 42430 b
Hmstd RB					
Net Tax	2105.98	2246.78	2379.50	2363.66	
Sp-Asmnt	27.00	39.00	27.00	30.00	

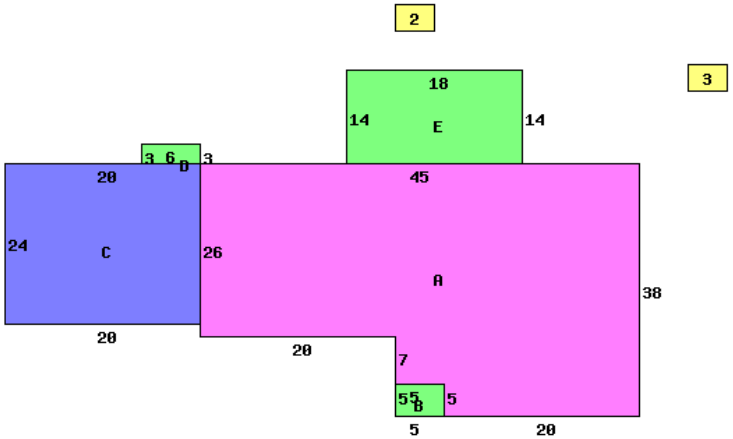
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1445		a	*MAIN
	OFP	P		25	750	b	PORCH
	F2	G		480	11520	c	GRAGE
	STP	P		18	70	d	PORCH
	PAT	P		252	760	e	PORCH

#: 93 103 L/W
366500930000
366501030000

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
770	1	1993-08-26	CLAYBAUGH TIM S & ELEANO	1WD	83000	0	69310

Year	Land	Bldg	Total	Net Tax
2021	3500	42450	45950	2113.82
2020	3500	42450	45950	1830.40

p r o j e c t		ben acres	/ %	factor
921 BLANCHARD RIVER MAINT	XA/2023			
500 HARDIN COUNTY LANDFILL	XA/2025			
131 BLANCHARD RIVER MAINT	XA/2025			
235 KELLOGG #983 - BLANCHARD	XA/2025			



654 N HIGH ST 43326

Occupancy 1 Single Family

Story Height 1

Floor Level			*DWELLING COMPUTATIONS Sq-Ft	Value
	Main	FRAME	1445	114240
	Basement		1445	26750
	Subtotal			140990
Shingle	Roof	HIP		

B 1 2 U A

Plaster/Drywall	X	Fireplaces	4000
Unfinished Wall	X	Air Conditioning	2530
Floor/Hardwood	X	Plumbing	1400
Floor/Carpet	X	Garages and Carports	11520
Number of Rooms	1 5	Extra Features	2940
Bedrooms	3	Total Value	163380
Fireplace		PUB PAVED ST/RD	
Openings	2		
Stacks	1	Neighborhood:	
Central Heat	A	Code:	3690
FORCED AIR		Dwl/Gar/NC%	1.0600
Central A/C	A		
Plumbing			
Standard	1		
Extra 2 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 B F		1445		C	OLD/VG	163380	.30		121230
2	Garage		30X40	1200		C	1994GD	28800	.55		13740
3	Shed		12X30	360		D	1994AV	3460	.60		1380

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		80.00	278	119	240	286	22880	22880

Call Back: Sign: PSN Date: 2015-01-12 Lister: 36-650092.0000-v082020R