PLEASANT TWP
KENTON CORP 00350

Hardin County, Ohio
Michael T. Bacon, Auditor

36-650092.0000 RES
R03 2026

sale

2023 CLAYBAUGH TIM S & ELE	1993-08-26	
2024 CLAYBAUGH TIM S & ELE	1993-08-26	
2025 CLAYBAUGH TIM S & ELE	1993-08-26	
2026 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:- 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%	22890	22890	22890	22890		22890	26230	26240
Bldg100%	136340	136340	136340	136340		136340	192370	192370
Totl100%	159230t	159230t	159230t	159230t		159230t	218600t	218610t
Cauv100%								
Tax Value:								
Land 35%	8010	8010	8010	8010		8010	9180	9180
Bldg 35%	47720	47720	47720	47720		47720	67330	67330
Totl 35%	55730t	55730t	55730t	55730t		55730t	76510t	76510t
Hmstd35%	50440	50440	50440	50440		50440	69220	
Owner Oc	44.64	44.60	44.46	44.46	44.46	hmstd 8010 l	42430 b	
Hmstd RB								
Net Tax	2246.78	2379.50	2363.66	2363.66	2363.66			
Sp-Asmnt	39.00	27.00	30.00	30.00				

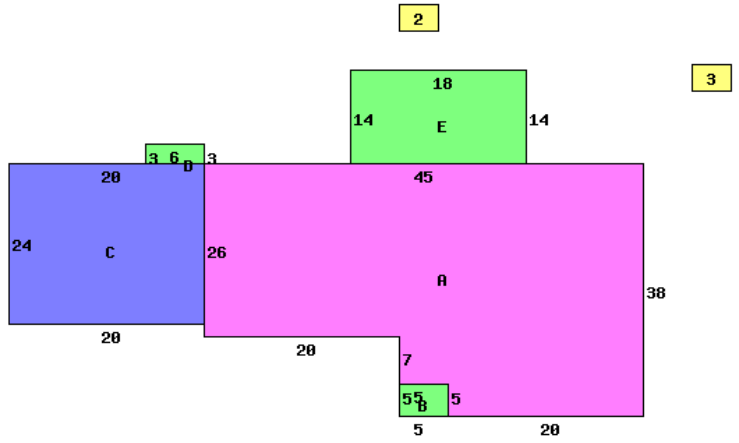
SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1445		a	*MAIN
	OFP	P		25	750	b	PORCH
	F2	G		480	11520	c	GRAGE
	STP	P		18	70	d	PORCH
	PAT	P		252	760	e	PORCH

#: 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
2022	3500	42450	45950	2105.98
2021	3500	42450	45950	2113.82

project		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

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	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%	1.5000
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		171550
2	Garage		30X40	1200		C	1994GD	28800	.55		19440
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	276	328	26240	26240

Call Back: Sign: PSN Date: 2015-01-12 Lister: